

# LEASE NO. GS-11P-LMD00686

## BUILDING NO. MD1858

Global Lease  
GSA TEMPLATE L100 (10/2022)

**A.** This Lease is made and entered into between

**USGBF NCI, LLC**, a Delaware limited liability company,

(Lessor), whose principal place of business is 9830 Colonnade Boulevard, Suite 600, San Antonio, Texas 79230-2209, and whose interest in the Property described herein is that of Fee Owner, and

The United States of America

(Government), acting by and through the designated representative of the General Services Administration (GSA), upon the terms and conditions set forth herein.

**B.** Witnesseth: The parties hereto, for the consideration hereinafter mentioned, covenant and agree as follows:

Lessor hereby leases to the Government the Premises described herein, being all or a portion of the Property located at

**9609 Medical Center Drive, Rockville, Maryland 20850**

and more fully described in Section 1 and Exhibit **A**, together with rights to the use of parking and other areas as set forth herein, to be used for such purposes as determined by GSA.

### C. LEASE TERM

To Have and To Hold the said Premises with its appurtenances for the term beginning **February 7, 2023**, and continuing for a period of

**10 Years Firm,**

subject to termination and renewal rights as may be hereinafter set forth.

In Witness Whereof, the parties to this Lease evidence their agreement to all terms and conditions set forth herein by their signatures below, to be effective as of the date of delivery of the fully executed Lease to the Lessor.

### FOR THE LESSOR:

**USGBF NCI, LLC**, a Delaware limited liability company  
By: **US Government Building Open-End Operating Partnership, LP**,  
a Delaware limited partnership, its sole member  
By: **US GB OP GP, LLC**, a Delaware limited liability company,  
its general partner  
By: **US Government Building Open-End REIT, LLC**, a Delaware  
limited liability company, its manager  
By: **US Government Building US Lux JV, LP**, a Delaware limited  
partnership, its manager  
By: **US GB PP GP LLC**, a Delaware limited liability company,  
a general partner

### FOR THE GOVERNMENT:

DocuSigned by:  
*James Phelan*  
443050C6B4CE460...  
Name: James Phelan  
Title: Lease Contracting Officer  
General Services Administration, Public Buildings Service  
Date: 3/7/2023

(b) (6)  
41C2E3739591494...  
Name: Peter McLaughlin  
Title: Executive Managing Director  
Date: 2/17/2023

DS  
(b) (6)  
Rick Pospisil

### WITNESSED FOR THE LESSOR BY:

(b) (6)  
4A3AA1A35427496...  
Name: Molly Gardner  
Title: Analyst  
Date: 2/17/2023

The information collection requirements contained in this Solicitation/Contract, that are not required by regulation, have been approved by the Office of Management and Budget pursuant to the Paperwork Reduction Act and assigned the OMB Control No. 3090-0163.

<b>SECTION 1</b>	<b>THE PREMISES, RENT, AND OTHER TERMS</b>	<b>5</b>
1.01	THE PREMISES (OCT 2022)	5
1.02	EXPRESS APPURTENANT RIGHTS (SEP 2013)	5
1.03	RENT AND OTHER CONSIDERATION (OCT 2022)	5
1.04	BROKER COMMISSION AND COMMISSION CREDIT (OCT 2016)	6
1.05	TERMINATION RIGHTS (OCT 2016) INTENTIONALLY DELETED	7
1.06	RENEWAL RIGHTS (OCT 2016)	7
1.07	DOCUMENTS INCORPORATED IN THE LEASE (OCT 2022)	7
1.08	TENANT IMPROVEMENT RENTAL ADJUSTMENT (OCT 2016) INTENTIONALLY DELETED	7
1.09	TENANT IMPROVEMENT AND BSAC FEE SCHEDULE (OCT 2022) INTENTIONALLY DELETED	8
1.10	BUILDING SPECIFIC AMORTIZED CAPITAL (SEP 2012) INTENTIONALLY DELETED	8
1.11	BUILDING SPECIFIC AMORTIZED CAPITAL RENTAL ADJUSTMENT (SEP 2013) INTENTIONALLY DELETED	8
1.12	PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT (OCT 2021)	8
1.13	REAL ESTATE TAX BASE (SEP 2013)	8
1.14	OPERATING COST BASE (OCT 2016)	8
1.15	RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (SEP 2013)	8
1.16	HOURLY OVERTIME HVAC RATES (OCT 2016)	8
1.17	ADJUSTMENT FOR REDUCED SERVICES (OCT 2018) INTENTIONALLY DELETED	8
1.18	BUILDING IMPROVEMENTS (MAR 2016) INTENTIONALLY DELETED	8
1.19	HUBZONE SMALL BUSINESS CONCERNS ADDITIONAL PERFORMANCE REQUIREMENTS (MAR 2012) INTENTIONALLY DELETED	8
1.20	LESSOR'S UNIQUE ENTITY IDENTIFIER (OCT 2022)	8
<b>SECTION 2</b>	<b>GENERAL TERMS, CONDITIONS, AND STANDARDS</b>	<b>9</b>
2.01	DEFINITIONS AND GENERAL TERMS (OCT 2022)	9
2.02	AUTHORIZED REPRESENTATIVES (OCT 2016)	10
2.03	ALTERATIONS REQUESTED BY THE GOVERNMENT (OCT 2022)	10
2.04	WAIVER OF RESTORATION (OCT 2021)	10
2.05	PAYMENT OF BROKER (OCT 2021)	10
2.06	CHANGE OF OWNERSHIP/NOVATION (OCT 2021)	10
2.07	REAL ESTATE TAX ADJUSTMENT (JUN 2012)	11
2.08	GSAR 552.270-16 ADJUSTMENT FOR VACANT PREMISES (DEVIATION) (SEP 2022)	12
2.09	OPERATING COSTS ADJUSTMENT (JUN 2012)	12
2.10	ADDITIONAL POST-AWARD FINANCIAL AND TECHNICAL DELIVERABLES (JUN 2012) INTENTIONALLY DELETED	13
2.11	RELOCATION ASSISTANCE ACT (APR 2014) INTENTIONALLY DELETED	13
<b>SECTION 3</b>	<b>CONSTRUCTION STANDARDS AND SHELL COMPONENTS</b>	<b>14</b>
3.01	LABOR STANDARDS (OCT 2022) INTENTIONALLY DELETED	14
3.02	WORK PERFORMANCE (JUN 2012)	14
3.03	EXISTING FIT-OUT, SALVAGED, OR REUSED BUILDING MATERIAL (OCT 2019)	14
3.04	CONSTRUCTION WASTE MANAGEMENT (OCT 2021)	14
3.05	WOOD PRODUCTS (OCT 2019) INTENTIONALLY DELETED	14
3.06	ADHESIVES AND SEALANTS (OCT 2022)	14
3.07	BUILDING SHELL REQUIREMENTS (OCT 2016)	14
3.08	RESPONSIBILITY OF THE LESSOR AND LESSOR'S ARCHITECT/ENGINEER (OCT 2022)	15
3.09	QUALITY AND APPEARANCE OF BUILDING (JUN 2012)	15
3.10	VESTIBULES (OCT 2020)	15
3.11	MEANS OF EGRESS (MAY 2015)	15
3.12	AUTOMATIC FIRE SPRINKLER SYSTEM (OCT 2022)	15
3.13	FIRE ALARM SYSTEM (SEP 2013)	15
3.14	ENERGY INDEPENDENCE AND SECURITY ACT (MAR 2016)	16
3.15	ELEVATORS (OCT 2020)	17
3.16	BUILDING DIRECTORY (OCT 2021) INTENTIONALLY DELETED	17
3.17	FLAGPOLE (SEP 2013)	17
3.18	DEMOLITION (JUN 2012)	17
3.19	ACCESSIBILITY (FEB 2007)	17
3.20	CEILINGS (OCT 2022)	17
3.21	EXTERIOR AND COMMON AREA DOORS AND HARDWARE (SEP 2013)	18
3.22	DOORS: IDENTIFICATION (APR 2011)	18
3.23	WINDOWS (OCT 2020)	18
3.24	PARTITIONS: GENERAL (OCT 2022)	18
3.25	PARTITIONS: PERMANENT (OCT 2022)	18
3.26	INSULATION: THERMAL, ACOUSTIC, AND HVAC (OCT 2022)	18
3.27	WALL FINISHES – SHELL (SEP 2015)	19
3.28	PAINTING – SHELL (OCT 2022)	19
3.29	FLOORS AND FLOOR LOAD (OCT 2019)	19
3.30	FLOOR COVERING AND PERIMETERS – SHELL (OCT 2022)	19
3.31	MECHANICAL, ELECTRICAL, PLUMBING: GENERAL (APR 2011)	19

(b) (6)

JP

3.32	BUILDING SYSTEMS (APR 2011)	19
3.33	ELECTRICAL (OCT 2019)	19
3.34	ADDITIONAL ELECTRICAL CONTROLS (JUN 2012)	20
3.35	PLUMBING (JUN 2012) INTENTIONALLY DELETED	20
3.36	DRINKING FOUNTAINS (OCT 2018)	20
3.37	RESTROOMS (OCT 2022)	20
3.38	PLUMBING FIXTURES: WATER CONSERVATION (OCT 2022)	21
3.39	JANITOR CLOSETS (SEP 2015)	21
3.40	HEATING, VENTILATION, AND AIR CONDITIONING - SHELL (OCT 2022)	21
3.41	TELECOMMUNICATIONS: DISTRIBUTION AND EQUIPMENT (SEP 2015)	22
3.42	TELECOMMUNICATIONS: LOCAL EXCHANGE ACCESS (JUN 2012)	22
3.43	LIGHTING: INTERIOR AND PARKING - SHELL (OCT 2022)	22
3.44	ACOUSTICAL REQUIREMENTS (OCT 2022)	23
3.45	SECURITY FOR NEW CONSTRUCTION (OCT 2022) INTENTIONALLY DELETED	23
3.46	SEISMIC SAFETY FOR NEW CONSTRUCTION (OCT 2020) INTENTIONALLY DELETED	23
3.47	FIRE PROTECTION FOR NEW CONSTRUCTION (APR 2015) INTENTIONALLY DELETED	23
3.48	GREEN BUILDING RATING CERTIFICATION FOR NEW CONSTRUCTION (OCT 2016) INTENTIONALLY DELETED	23
3.49	GREEN BUILDING RATING CERTIFICATION FOR TENANT INTERIORS (OCT 2016) INTENTIONALLY DELETED	23
3.50	INDOOR AIR QUALITY DURING CONSTRUCTION (OCT 2021)	23
3.51	SYSTEMS COMMISSIONING (OCT 2021)	24
3.52	DUE DILIGENCE AND NATIONAL ENVIRONMENTAL POLICY ACT REQUIREMENTS – LEASE (SEP 2014) INTENTIONALLY DELETED	24
3.53	NATIONAL HISTORIC PRESERVATION ACT REQUIREMENTS – LEASE (SEP 2014) INTENTIONALLY DELETED	24
<b>SECTION 4 DESIGN, CONSTRUCTION, AND POST AWARD ACTIVITIES</b>		<b>25</b>
4.01	SCHEDULE FOR COMPLETION OF SPACE (OCT 2022)	25
4.02	CONSTRUCTION DOCUMENTS (OCT 2022)	25
4.03	TENANT IMPROVEMENTS PRICE PROPOSAL (OCT 2022)	25
4.04	BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) PRICE PROPOSAL (OCT 2022) INTENTIONALLY DELETED	25
4.05	GREEN LEASE SUBMITTALS (OCT 2021) INTENTIONALLY DELETED	25
4.06	CONSTRUCTION SCHEDULE AND INITIAL CONSTRUCTION MEETING (OCT 2022) INTENTIONALLY DELETED	25
4.07	PROGRESS REPORTS (OCT 2020) INTENTIONALLY DELETED	25
4.08	CONSTRUCTION INSPECTIONS (SEP 2015) INTENTIONALLY DELETED	25
4.09	ACCESS BY THE GOVERNMENT PRIOR TO ACCEPTANCE (OCT 2022) INTENTIONALLY DELETED	26
4.10	ACCEPTANCE OF SPACE AND CERTIFICATE OF OCCUPANCY (OCT 2021)	26
4.11	LEASE TERM COMMENCEMENT DATE AND RENT RECONCILIATION (OCT 2021) INTENTIONALLY DELETED	26
4.12	AS-BUILT DRAWINGS (OCT 2021)	26
4.13	GSAR 552.270-15 LIQUIDATED DAMAGES (DEVIATION) (SEP 2022) INTENTIONALLY DELETED	26
4.14	SEISMIC RETROFIT (SEP 2013) INTENTIONALLY DELETED	26
4.15	LESSOR'S PROJECT MANAGEMENT RESPONSIBILITIES (OCT 2022)	26
4.16	GOVERNMENT PROJECT MANAGEMENT SYSTEM (OCT 2022)	26
<b>SECTION 5 TENANT IMPROVEMENT COMPONENTS</b>		<b>27</b>
5.01	TENANT IMPROVEMENT REQUIREMENTS (OCT 2016)	27
5.02	TENANT IMPROVEMENT SPECIFICATIONS (SEP 2015)	27
5.03	FINISH SELECTIONS (SEP 2015)	27
5.04	WINDOW COVERINGS (JUN 2012) INTENTIONALLY DELETED	27
5.05	DOORS: SUITE ENTRY (OCT 2022) INTENTIONALLY DELETED	27
5.06	DOORS: INTERIOR (OCT 2022) INTENTIONALLY DELETED	27
5.07	DOORS: HARDWARE (SEP 2013)	27
5.08	DOORS: IDENTIFICATION (JUN 2012) INTENTIONALLY DELETED	27
5.09	PARTITIONS: SUBDIVIDING (OCT 2022)	27
5.10	WALL FINISHES (OCT 2019)	28
5.11	PAINTING – TI (OCT 2022)	28
5.12	FLOOR COVERINGS AND PERIMETERS (OCT 2022)	28
5.13	HEATING AND AIR CONDITIONING (JUN 2012)	28
5.14	ELECTRICAL: DISTRIBUTION (SEP 2015)	29
5.15	TELECOMMUNICATIONS: DISTRIBUTION AND EQUIPMENT (JUN 2012) INTENTIONALLY DELETED	29
5.16	TELECOMMUNICATIONS: LOCAL EXCHANGE ACCESS (AUG 2008) INTENTIONALLY DELETED	29
5.17	DATA DISTRIBUTION (OCT 2020) INTENTIONALLY DELETED	29
5.18	ELECTRICAL, TELEPHONE, DATA FOR SYSTEMS FURNITURE (OCT 2022) INTENTIONALLY DELETED	29
5.19	LIGHTING: INTERIOR AND PARKING – TI (SEP 2015)	29
5.20	AUTOMATIC FIRE SPRINKLER SYSTEM - TI (OCT 2016)	29
<b>SECTION 6 UTILITIES, SERVICES, AND OBLIGATIONS DURING THE LEASE TERM</b>		<b>30</b>
6.01	PROVISION OF SERVICES, ACCESS, AND NORMAL HOURS (OCT 2022)	30
6.02	UTILITIES (OCT 2022) INTENTIONALLY DELETED	30
6.03	UTILITIES SEPARATE FROM RENTAL/BUILDING OPERATING PLAN (OCT 2020)	30
6.04	UTILITY CONSUMPTION REPORTING (OCT 2016) INTENTIONALLY DELETED	30

(b) (6)

JP

6.05	HEATING AND AIR CONDITIONING (OCT 2022)	30
6.06	OVERTIME HVAC USAGE (OCT 2020)	30
6.07	JANITORIAL SERVICES (OCT 2021)	31
6.08	SELECTION OF CLEANING PRODUCTS (OCT 2022)	31
6.09	SELECTION OF PAPER PRODUCTS (OCT 2022)	31
6.10	SNOW REMOVAL (OCT 2020)	31
6.11	MAINTENANCE AND TESTING OF SYSTEMS (OCT 2022)	32
6.12	MAINTENANCE OF PROVIDED FINISHES (OCT 2016)	32
6.13	ASBESTOS ABATEMENT (OCT 2021)	32
6.14	ONSITE LESSOR MANAGEMENT (APR 2011)	32
6.15	IDENTITY VERIFICATION OF PERSONNEL (OCT 2022)	33
6.16	SCHEDULE OF PERIODIC SERVICES (OCT 2020)	33
6.17	LANDSCAPING (OCT 2022)	33
6.18	LANDSCAPE MAINTENANCE (APR 2011)	34
6.19	RECYCLING (OCT 2021)	34
6.20	RANDOLPH-SHEPPARD COMPLIANCE (SEP 2013)	34
6.21	SAFEGUARDING AND DISSEMINATION OF CONTROLLED UNCLASSIFIED INFORMATION (CUI) BUILDING INFORMATION (OCT 2022)	34
6.22	INDOOR AIR QUALITY (OCT 2019)	35
6.23	RADON IN AIR (OCT 2016)	36
6.24	RADON IN WATER (JUN 2012) INTENTIONALLY DELETED	37
6.25	HAZARDOUS MATERIALS (SEP 2013)	37
6.26	MOLD (OCT 2021)	37
6.27	OCCUPANT EMERGENCY PLANS (OCT 2020)	37
6.28	FLAG DISPLAY (OCT 2016)	37
<b>SECTION 7</b>	<b>ADDITIONAL TERMS AND CONDITIONS</b>	<b>38</b>
7.01	SECURITY REQUIREMENTS (OCT 2021)	38
7.02	MODIFIED LEASE PARAGRAPHS (OCT 2016)	38
7.03	ADDENDUM TO GSA FORM 3517B, GENERAL CLAUSES, NO FEDERALLY ELECTED OFFICIALS TO BENEFIT (OCT 2018)	38
7.04	DAILY OCCUPANCY DATA (OCT 2021)	38
7.05	PROVISIONAL ACCEPTANCE (FEB 2021) INTENTIONALLY DELETED	39
7.06	SWING SPACE—LEASE (OCT 2022) INTENTIONALLY DELETED	39
7.07	SUBSTITUTION OF TENANT AGENCY	39
7.08	GROUND LEASE	39



## SECTION 1 THE PREMISES, RENT, AND OTHER TERMS

### 1.01 THE PREMISES (OCT 2022)

The Premises are described as follows:

A. Office and Related Space: **574,614** rentable square feet (RSF), yielding **508,063** ANSI/BOMA Occupant Area (ABOA) square feet (SF) of office and related Space located on the Terrace Level through the 7<sup>th</sup> floor (entire building), of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A. The RSF and ABOA SF, as stated in this Lease, are confirmed to be the respective measurements. There will be no remeasurement of the Premises.

B. Common Area Factor: The Common Area Factor (CAF), defined under Section 2 of the Lease, is established as **1.130989661** percent. This factor, rounded to the nearest whole percentage, shall be used for purposes of rental adjustments in accordance with the Payment Clause of the General Clauses.

C. Notwithstanding anything to the contrary in the Lease, the Government accepts the Premises, the Building shell (including but not limited to the Section 3 of the Lease), tenant improvements, and security improvements (including but not limited to Exhibit B – FSL III Security Requirements) in their current configuration and existing condition, except for base building Fire Protection and Life Safety Requirements, base building ABMS compliance, as well as compliance with all local codes and ordinances. Such acceptance by the Government of existing Premises shall not relieve Lessor of continuing obligations for cleaning, janitorial, maintenance, repair, and replacements as set forth in the Lease paragraphs and attached General Clauses.

### 1.02 EXPRESS APPURTENANT RIGHTS (SEP 2013)

The Government shall have the non-exclusive right to the use of Appurtenant Areas, and shall have the right to post Rules and Regulations Governing Conduct on Federal Property, Title 41, CFR, Part 102-74, Subpart C within such areas. The Government will coordinate with Lessor to ensure signage is consistent with Lessor's standards. Appurtenant to the Premises and included in the Lease are rights to use the following:

A. Parking: Lessor shall continue to provide 1,968 parking spaces and 10 motorcycle spaces in the current garage for the exclusive control of NCI (except those required for the retail users). **Five (5)** of these parking spaces (structured spaces), as depicted on the plan attached hereto as Exhibit B, shall be reserved for the exclusive use of the Government and are included in the rental consideration. The balance of the parking spaces shall be contracted for separately in an agreement between NCI and Lessor. There will be a lease for all of the parking spaces throughout the term of this Lease.

B. Antennas, Satellite Dishes, and Related Transmission Devices: (1) Space located on the roof of the Building sufficient in size for the installation and placement of telecommunications equipment, (2) the right to access the roof of the Building, and (3) use of all Building areas (e.g., chases, plenums, etc.) necessary for the use, operation, and maintenance of such telecommunications equipment at all times during the term of this Lease. The Government's right to affix security, communications equipment, and antennae or similar equipment to the roof, parapet or building envelope and throughout the Premises and in common areas shall be subject to space availability, code compliance, maximum load capacity, governmental approvals, warranties, and Lessor's consent (not to be unreasonably withheld, conditioned or delayed). Installation and use of such equipment shall be at the Government's sole cost and expense (including utilities) and subject to shielding requirements and shall not interfere with the Building's systems or existing equipment of other tenants nor exceed the Government's proportionate share with respect to such spaces. The Government's access to the roof shall be coordinated with Lessor and a Lessor representative shall be present during any such access.

### 1.03 RENT AND OTHER CONSIDERATION (OCT 2022)

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	FIRM TERM
	ANNUAL RENT
SHELL RENT <sup>1</sup>	\$15,210,032.58
OPERATING COSTS <sup>2</sup>	(b) (4)
TENANT IMPROVEMENTS RENT <sup>3</sup>	
BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) <sup>4</sup>	
<b>TOTAL ANNUAL RENT</b>	<b>\$19,330,014.96</b>

<sup>1</sup>Shell rent calculation:

(Firm Term) **\$26.47** per RSF multiplied by the RSF stated under Paragraph 1.01

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B. Parking rates shall be negotiated directly with the tenant agency under a separate parking agreement.

C. INTENTIONALLY DELETED

- D. INTENTIONALLY DELETED
- E. INTENTIONALLY DELETED
- F. INTENTIONALLY DELETED
- G. INTENTIONALLY DELETED

H. If the Government leases the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days leased for that month.

I. Rent shall be paid to Lessor by electronic funds transfer (EFT) in accordance with the provisions of the General Clauses. Rent shall be payable using the EFT information contained in the System for Award Management (SAM). In the event the EFT information changes, the Lessor shall be responsible for providing the updated information to SAM. Failure by the Lessor to maintain an active registration in SAM may result in delay of rental payments until such time as the SAM registration is activated.

J. Lessor shall provide to the Government, in exchange for the payment of rental and other specified consideration, the following:

1. The leasehold interest in the Property described herein in the paragraph entitled "The Premises."
2. All costs, expenses and fees to perform the work required for acceptance of the Premises in accordance with this Lease, including all costs for labor, materials, and equipment, professional fees, subcontractor fees, attorney fees, permit fees, inspection fees, and similar such fees, and all related expenses.
3. Performance or satisfaction of all other obligations set forth in this Lease; and all services, utilities (with the exclusion of **gas, water and electricity**), maintenance required for the proper operation of the Property, the Building, and the Leased Premises, in accordance with the terms of the Lease, including, but not limited to, all inspections, modifications, repairs, replacements and improvements required to be made thereto to meet the requirements of this Lease. The Government shall be responsible for paying the cost of **gas, water and electricity** directly to the utility provider. The Lessor shall ensure that such utilities are separately metered. The Lessor shall provide and install as part of shell rent, separate meters for utilities. Sub-meters are not acceptable. The Lessor shall furnish in writing to the LCO, prior to occupancy by the Government, a record of the meter numbers and verification that the meters measure Government usage only. Proration is not permissible. In addition, an automatic control system shall be provided to assure compliance with heating, ventilation, and air conditioning requirements.

K. INTENTIONALLY DELETED

L. The Government will continue to pay Lessor for any Additional Above Standard Services provided to the Government. Such Additional Above Standard Services and the related costs will be negotiated directly with the tenant agency.

#### 1.04 BROKER COMMISSION AND COMMISSION CREDIT (OCT 2016)

A. **CBRE, INC.** (Broker) is the authorized real estate Broker representing GSA in connection with this Lease transaction. The total amount of the Commission is (b) (4) and is earned upon Lease execution, payable according to the Commission Agreement signed between the Lessor and Broker. Only (b) (4) of the Commission will be payable to **CBRE, INC.** with the remaining (b) (4) which is the Commission Credit, to be credited to the shell rental portion of the annual rental payments due and owing to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue until the credit has been fully recaptured in equal monthly installments over the shortest time practicable.

B. Notwithstanding the "Rent and Other Consideration" paragraph of this Lease, the shell rental payments due and owing under this Lease shall be reduced to recapture fully this Commission Credit. The reduction in shell rent shall commence with the first month of the Lease and continue as indicated in this schedule for adjusted Monthly Rent:

Month 1 Rental Payment of \$1,610,834.58 minus prorated Commission Credit of (b) (4) equals (b) (4) adjusted 1<sup>st</sup> Month's Rent.\*

Month 2 Rental Payment of \$1,610,834.58 minus prorated Commission Credit of (b) (4) equals (b) (4) adjusted 2<sup>nd</sup> Month's Rent.\*

Month 3 Rental Payment of \$1,610,834.58 minus prorated Commission Credit of (b) (4) equals (b) (4) adjusted 3<sup>rd</sup> Month's Rent.\*

Month 4 Rental Payment of \$1,610,834.58 minus prorated Commission Credit of (b) (4) (b) (4) equals (b) (4) adjusted 4<sup>th</sup> Month's Rent.\*

Month 5 Rental Payment of \$1,610,834.58 minus prorated Commission Credit of (b) (4) (b) (4) equals (b) (4) adjusted 5<sup>th</sup> Month's Rent.\*

\* Subject to change based on adjustments outlined under the paragraph "Rent and Other Consideration."

C. Lessor and Government will execute a Lease Amendment within 30 days of Lease Award which will reconcile any overpayment of holdover rent, as well as credit due to the Government for Commission Credit. Lessor's payment shall be made via wire within 30 days of execution of Lease Amendment".

D. The Commission Credit shall not, solely for accounting purposes of Lessor, be deemed to be other than a part of a market-based broker commission regardless of how it is credited to the Government.

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**1.05 TERMINATION RIGHTS (OCT 2016) INTENTIONALLY DELETED****1.06 RENEWAL RIGHTS (OCT 2016)**

A. This Lease may be renewed at the option of the Government for two (2) **five (5) YEAR** firm terms at the following rental rate(s):

OPTION TERM #1, YEARS 11 - 15		
	ANNUAL RENT	ANNUAL SHELL RATE / RSF
SHELL RENTAL RATE	\$15,210,032.58	(b) (4) PLUS THE ADJUSTED OPERATING COSTS ACCUMULATED DURING THE ORIGINAL LEASE TERM
OPERATING COSTS	OPERATING COST BASE SHALL CONTINUE FROM THE EFFECTIVE YEAR OF THE LEASE. OPTION TERM IS SUBJECT TO CONTINUING ANNUAL ADJUSTMENTS.	
OPTION TERM #2, YEARS 16 - 20		
	ANNUAL RENT	ANNUAL SHELL RATE / RSF
SHELL RENTAL RATE	\$15,210,032.58	(b) (4) PLUS THE ADJUSTED OPERATING COSTS ACCUMULATED DURING THE ORIGINAL LEASE TERM AND THE FIRST RENEWAL TERM
OPERATING COSTS	OPERATING COST BASE SHALL CONTINUE FROM THE EFFECTIVE YEAR OF THE LEASE. OPTION TERM IS SUBJECT TO CONTINUING ANNUAL ADJUSTMENTS.	

provided notice is given to the Lessor at least **two (2) years** before the end of the original Lease term or any extension thereof; all other terms and conditions of this Lease, as same may have been amended, shall remain in full force and effect during any renewal term.

B. INTENTIONALLY DELETED

**1.07 DOCUMENTS INCORPORATED IN THE LEASE (OCT 2022)**

The following documents are attached to and made part of the Lease:

DOCUMENT NAME	NO. OF PAGES	EXHIBIT
FLOOR PLANS	8	A
(b) (5), (b) (7)(F)	14	B
GSA FORM 3517B, GENERAL CLAUSES	21	C
GSA FORM 1217, LESSOR'S ANNUAL COST STATEMENT	3	D
REVISION TO LEASE ISSUED UNDER RLP AMENDMENT NUMBER <b>ONE</b>	2	E
GSAR 552.270-33 FOREIGN OWNERSHIP AND FINANCING REPRESENTATION FOR HIGH-SECURITY LEASED SPACE	4	F
RIDER #1 – FPLS FINDINGS & RECOMMENDATIONS	37	G

**1.08 TENANT IMPROVEMENT RENTAL ADJUSTMENT (OCT 2016) INTENTIONALLY DELETED**

A. The Tenant Improvement Allowance (TIA) for purposes of this Lease is **\$0.00** per ABOA-SF. The TIA is the amount that the Lessor shall make available for the Government to be used for TIs. This amount is amortized in the rent over the Firm Term of this Lease at an annual interest rate of **X** percent.

B. The Government, at its sole discretion, shall make all decisions as to the use of the TIA. The Government may use all or part of the TIA. The Government may return to the Lessor any unused portion of the TIA in exchange for a decrease in rent according to the agreed-upon amortization rate over the Firm Term.

C. The Government may elect to make lump sum payments for any or all work covered by the TIA. That part of the TIA amortized in the rent shall be reduced accordingly. At any time after occupancy and during the Firm Term of the Lease, the Government, at its sole discretion, may elect to pay lump sum for any part or all of the remaining unpaid amortized balance of the TIA. If the Government elects to make a lump sum payment for the TIA after occupancy, the payment of the TIA by the Government will result in a decrease in the rent according to the amortization rate over the Firm Term of the Lease.

D. If it is anticipated that the Government will spend more than the identified TIA, the Government may elect to:

1. Reduce the TI requirements;
2. Pay lump sum for the overage upon substantial completion in accordance with the "Acceptance of Space and Certificate of Occupancy" paragraph;

3. ~~\_\_\_\_\_ Negotiate an increase in the rent.~~

**1.09 ~~TENANT IMPROVEMENT AND BSAC FEE SCHEDULE (OCT 2022) INTENTIONALLY DELETED~~**

**1.10 ~~BUILDING SPECIFIC AMORTIZED CAPITAL (SEP 2012) INTENTIONALLY DELETED~~**

**1.11 ~~BUILDING SPECIFIC AMORTIZED CAPITAL RENTAL ADJUSTMENT (SEP 2013) INTENTIONALLY DELETED~~**

**1.12 PERCENTAGE OF OCCUPANCY FOR TAX ADJUSTMENT (OCT 2021)**

A. As of the Lease Award Date, the Government's Percentage of Occupancy, as defined in the "Real Estate Tax Adjustment" paragraph of this Lease is **100** percent. The Percentage of Occupancy is derived by dividing the total Government Space of **574,614** RSF by the total Building space of **574,614** RSF. The tax parcel number is **09-03671408**.

B. All relevant tax adjustment documentation (e.g., copies of paid tax receipts, invoices) must be submitted online via the GSA Real Estate Tax Portal at [RET.GSA.GOV](https://ret.gsa.gov) or a successor portal.

**1.13 REAL ESTATE TAX BASE (SEP 2013)**

The Real Estate Tax Base, as defined in the "Real Estate Tax Adjustment" paragraph of the Lease, shall be the actual tax amount for the period from July 1, 2023 – June 30, 2024. The first Real Estate Tax Adjustment shall occur after July 1, 2025 in accordance with the requirements under Lease Section 2.07 (REAL ESTATE TAX ADJUSTMENT (JUN 2012)). There will be no sharing of any Green Building Tax Credit in effect at the time of Lease Commencement. During any renewal or extension options, the Real Estate Tax Base shall stay the same.

**1.14 OPERATING COST BASE (OCT 2016)**

The parties agree, for the purpose of applying the paragraph titled "Operating Costs Adjustment," that the Lessor's base rate for operating costs shall be **(b) (4)** m).

**1.15 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (SEP 2013)**

In accordance with the paragraph entitled "Adjustment for Vacant Premises," if the Government fails to occupy or vacates a minimum of a contiguous floor or more of the Premises prior to expiration of the term of the Lease, the operating costs paid by the Government as part of the rent shall be reduced as follows:

- A. If the Government vacates a minimum of a contiguous half floor (one wing) up to four (4) contiguous wings, the Operating Cost Base will be reduced by **\$1.00** per ABOA SF of Space vacated by the Government;
- B. If the Government vacates more than four (4) contiguous wings, the Operating Cost Base will be reduced by **\$1.60** per ABOA SF of Space vacated by the Government.

**1.16 HOURLY OVERTIME HVAC RATES (OCT 2016)**

A. The following rates shall apply in the application of the paragraph titled "Overtime HVAC Usage:"

1. **\$15.00** per hour per zone
2. No. of zones: **16**
3. **\$240.00** per hour for the entire Space.

The rates above are subject to an annual adjustment of 3%. The Government shall have the right to further negotiate overtime costs if required for extended periods.

B. INTENTIONALLY DELETED

**1.17 ~~ADJUSTMENT FOR REDUCED SERVICES (OCT 2018) INTENTIONALLY DELETED~~**

**1.18 ~~BUILDING IMPROVEMENTS (MAR 2016) INTENTIONALLY DELETED~~**

**1.19 ~~HUBZONE SMALL BUSINESS CONCERNS ADDITIONAL PERFORMANCE REQUIREMENTS (MAR 2012) INTENTIONALLY DELETED~~**

**1.20 LESSOR'S UNIQUE ENTITY IDENTIFIER (OCT 2022)**

Lessor's Unique Entity Identifier (UEI)

UEI: **(b) (6)**

## SECTION 2 GENERAL TERMS, CONDITIONS, AND STANDARDS

### 2.01 DEFINITIONS AND GENERAL TERMS (OCT 2022)

Unless otherwise specifically noted, all terms and conditions set forth in this Lease shall be interpreted by reference to the following definitions, standards, and formulas:

- A. Appurtenant Areas. Appurtenant Areas are defined as those areas and facilities on the Property that are not located within the Premises, but for which rights are expressly granted under this Lease, or for which rights to use are reasonably necessary or reasonably anticipated with respect to the Government's enjoyment of the Premises and express appurtenant rights.
- B. Broker. If GSA awarded this Lease using a contract real estate broker, Broker shall refer to GSA's broker.
- C. Building. Building(s) situated on the Property in which the Premises are located.
- D. Commission Credit. If GSA awarded this Lease using a Broker, and the Broker agreed to forego a percentage of its commission to which it is entitled in connection with the award of this Lease, the amount of this credit is referred to as the "Commission Credit."
- E. Common Area Factor. The "Common Area Factor" (CAF) is a conversion factor determined by the Building owner and applied by the owner to the ABOA SF to determine the RSF for the leased Space. The CAF is expressed as a percentage of the difference between the amount of rentable SF and ABOA SF, divided by the ABOA SF. For example 11,500 RSF and 10,000 ABOA SF will have a CAF of 15% [(11,500 RSF-10,000 ABOA SF)/10,000 ABOA SF]. For the purposes of this Lease, the CAF shall be determined in accordance with the applicable ANSI/BOMA standard for the type of space to which the CAF shall apply.
- F. Contract. "Contract" shall mean this Lease.
- G. Contractor. "Contractor" shall mean Lessor.
- H. Days. All references to "day" or "days" in this Lease shall mean calendar days, unless specified otherwise.
- I. FAR. All references to the FAR shall be understood to mean the Federal Acquisition Regulation, codified at 48 CFR Chapter 1.
- J. Firm Term/Non-Firm Term. The Firm Term is that part of the Lease term that is not subject to termination rights. The Non-Firm Term is that part of the Lease term following the end of the Firm Term.
- K. GSAR. All references to the GSAR shall be understood to mean the GSA supplement to the FAR, codified at 48 CFR Chapter 5.
- L. Lease Term Commencement Date. The date on which the lease term commences.
- M. Lease Award Date. The date the LCO executes the Lease and mails or otherwise furnishes written notification of the executed Lease to the successful Offeror (date on which the parties' obligations under the Lease begin).
- N. Premises. The Premises are defined as the total Occupant Area or other type of Space, together with all associated common areas, described in Section 1 of this Lease, and delineated by plan in the attached exhibit. Parking and other areas to which the Government has rights under this Lease are not included in the Premises.
- O. Property. Defined as the land and Buildings in which the Premises are located, including all Appurtenant Areas (e.g., parking areas) to which the Government is granted rights.
- P. Rentable Space or Rentable Square Feet (RSF). Rentable Space is the area for which a tenant is charged rent. It is determined by the Building owner and may vary by city or by building within the same city. The Rentable Space may include a share of Building support/common areas such as elevator lobbies, Building corridors, and floor service areas. Floor service areas typically include restrooms, janitor rooms, telephone closets, electrical closets, and mechanical rooms. The Rentable Space does not include vertical building penetrations and their enclosing walls, such as stairs, elevator shafts, and vertical ducts. Rentable Square Feet is calculated using the following formula for each type of Space (e.g., office, warehouse, etc.) included in the Premises: ABOA SF of Space x (1 + CAF) = RSF.
- Q. Space. The Space shall refer to that part of the Premises to which the Government has exclusive use, such as Occupant Area, or other type of Space. Parking areas to which the Government has rights under this Lease are not included in the Space.
- R. Occupant Area. For the purposes of this Lease, Space shall be measured in accordance with the standard (Z65.1-2017) provided by American National Standards Institute/Building Owners and Managers Association (ANSI/BOMA) for Occupant Area, which means "the total aggregated area used by an Occupant before Load Factors are applied, consisting of Tenant Area and Tenant Ancillary Area." The Method A – Multiple Load Factor Method shall apply. References to ABOA mean ANSI/BOMA Occupant Area.
- S. Working Days. Working Days shall mean weekdays, excluding Saturdays and Sundays and Federal holidays.

**2.02 AUTHORIZED REPRESENTATIVES (OCT 2016)**

Signatories to this Lease shall have full authority to bind their respective principals with regard to all matters relating to this Lease. No other persons shall be understood to have any authority to bind their respective principals, except to the extent that such authority may be explicitly delegated by notice to the other party, or to the extent that such authority is transferred by succession of interest. The Government shall have the right to substitute its Lease Contracting Officer (LCO) by notice, without an express delegation by the prior LCO.

**2.03 ALTERATIONS REQUESTED BY THE GOVERNMENT (OCT 2022)**

A. The Government may request the Lessor to provide alterations during the term of the Lease. Alterations will be ordered by issuance of a Lease Amendment, GSA Form 300, Order for Supplies or Services, or a tenant agency-approved form when specifically authorized to do so by the LCO. The General Services Administration Acquisition Manual ("GSAM") clause, 552.270-31, Prompt Payment, including its invoice requirements, shall apply to orders for alterations. All orders are subject to the terms and conditions of this Lease and may be placed by the LCO or a warranted contracting officer's representative (COR) in GSA or the tenant agency when specifically authorized to do so by the LCO, subject to the threshold limitation below.

B. Orders for alterations issued by an authorized COR are limited to no more than \$250,000 (LCOs are not subject to this threshold). This threshold will change according to future adjustments of the simplified acquisition threshold (see FAR 2.101). The LCO will provide the Lessor with a list of tenant agency officials authorized to place orders and will specify any limitations on the authority delegated to tenant agency officials. The tenant agency officials are not authorized to deal with the Lessor on any other matters.

C. The Lessor may be required to use the Government's project management system, as outlined in Lease paragraph entitled "Government Project Management System."

D. Payments for alterations ordered by the tenant agency under the authorization described in sub-paragraph B will be made directly by the tenant agency placing the order.

**2.04 WAIVER OF RESTORATION (OCT 2021)**

Lessor shall have no right to require the Government to restore the Premises upon expiration or earlier termination (full or partial) of the Lease, and waives all claims against the Government for:

- A. waste, or,
- B. damages, or restoration arising from or related to:
  1. The Government's normal and customary use of the Premises during the term of the Lease (including any extensions thereof), as well as
  2. Any initial or subsequent alteration to the Premises regardless of whether such alterations are performed by the Lessor or by the Government.

At its sole option, the Government may abandon property in the Space following expiration or earlier termination (full or partial) of the Lease, in which case the property will become the property of the Lessor and the Government will be relieved of any liability in connection therewith.

**2.05 PAYMENT OF BROKER (OCT 2021)**

If GSA awarded the Lease through its Broker, the Lessor shall pay GSA's Broker its portion of the commission according to the Commission Agreement signed between the Lessor and Broker. "Its portion of the commission" means the agreed-upon commission to GSA's Broker minus the Commission Credit specified in the Lease or Lease Amendment.

**2.06 CHANGE OF OWNERSHIP/NOVATION (OCT 2021)**

A. If during the term of the Lease, title to the Property is transferred or the Lessor changes its legal name, the Lessor and its successor shall comply with the requirements of FAR Subpart 42.12. If title is transferred, the Lessor shall notify the Government within five days of the transfer of title.

B. The Government and the Lessor may execute a Change of Name Agreement if the Lessor is changing only its legal name, and the Government's and the Lessor's respective rights and obligations remain unaffected.

C. If title to the Property is transferred, the Government, the original Lessor (Transferor), and the new owner or assignee (Transferee) shall execute a Novation Agreement providing for the transfer of Transferor's rights and obligations under the Lease to the Transferee. When executed on behalf of the Government, a Novation Agreement will be made part of the Lease via Lease Amendment.

D. In addition to all documents required by FAR 42.1204, the LCO may request additional information (e.g., copy of the deed, bill of sale, certificate of merger, contract, court decree, articles of incorporation, operation agreement, partnership certificate of good standing, etc.) from the Transferor or Transferee to verify the parties' representations regarding the transfer, and to determine whether the transfer of the Lease is in the Government's interest.

E. If the LCO determines that recognizing the Transferee as the Lessor will not be in the Government's interest, the Transferor shall remain fully liable to the Government for the Transferee's performance of obligations under the Lease, notwithstanding the transfer. Under no condition shall the Government be obligated to release the Transferor of obligations prior to (a) the rent commencement date; and (b) any amounts due and owing to the Government under the Lease that have been paid in full or completely set off against the rental payments due under the Lease.



F. As a condition for being recognized as the Lessor and entitlement to receiving rent, the Transferee must register in the System for Award Management (SAM) for purposes of "All Awards" (See FAR 52.232-33), and complete all required representations and certifications within SAM. In addition, for leases FSL III or above, the Transferee must also complete 552.270-33 Foreign Ownership and Financing Representation for High Security Leased Space. This representation must be completed annually.

G. If title to the Property is transferred, rent shall continue to be paid to the original Lessor, subject to the Government's rights as provided for in this Lease. The Government's obligation to pay rent to the Transferee shall commence on the effective date of the Lease Amendment incorporating the Novation Agreement. The Lease Amendment will not be issued until the Government has received all information reasonably required by the LCO, the Government has determined that recognizing the Transferee as the Lessor is in the Government's interest (which determination will be prompt and not unreasonably withheld), and the Transferee has met all conditions specified in sub-paragraph F. The original Lessor must maintain an active registration in SAM until the Novation process is complete.

## 2.07 REAL ESTATE TAX ADJUSTMENT (JUN 2012)

A. Purpose: This paragraph provides for adjustment in the rent (tax adjustment) to account for increases or decreases in Real Estate Taxes for the Property after the establishment of the Real Estate Tax Base, as those terms are defined herein. Tax adjustments shall be calculated in accordance with this paragraph.

B. Definitions: The following definitions apply to the use of the terms within this paragraph:

Property is defined as the land and Buildings in which the Premises are located, including all Appurtenant Areas (e.g., parking areas to which the Government is granted rights).

Real Estate Taxes are those taxes that are levied upon the owners of real property by a Taxing Authority (as hereinafter defined) of a state or local Government on an ad valorem basis to raise general revenue for funding the provision of government services. The term excludes, without limitation, special assessments for specific purposes, assessments for business improvement districts, and/or community development assessments.

Taxing Authority is a state, commonwealth, territory, county, city, parish, or political subdivision thereof, authorized by law to levy, assess, and collect Real Estate Taxes.

Tax Year refers to the 12-month period adopted by a Taxing Authority as its fiscal year for assessing Real Estate Taxes on an annual basis.

Tax Abatement is an authorized reduction in the Lessor's liability for Real Estate Taxes below that determined by applying the generally applicable real estate tax rate to the Fully Assessed (as hereinafter defined) valuation of the Property.

Unadjusted Real Estate Taxes are the full amount of Real Estate Taxes that would be assessed for the Property for one full Tax Year without regard to the Lessor's entitlement to any Tax Abatements (except if such Tax Abatement came into effect after the date of award of the Lease), and not including any late charges, interest or penalties. If a Tax Abatement comes into effect after the date of award of the Lease, "unadjusted Real Estate Taxes" are the full amount of Real Estate Taxes assessed for the Property for one full Tax Year, less the amount of such Tax Abatement, and not including any late charges, interest, or penalties.

Real Estate Tax Base is the unadjusted Real Estate Taxes for the first full Tax Year following the commencement of the Lease term. If the Real Estate Taxes for that Tax Year are not based upon a Full Assessment of the Property, then the Real Estate Tax Base shall be the Unadjusted Real Estate Taxes for the Property for the first full Tax Year for which the Real Estate Taxes are based upon a Full Assessment. Such first full Tax Year may be hereinafter referred to as the Tax Base Year. Notwithstanding the foregoing, the real estate tax base shall be the actual tax costs for the tax year commencing July 1, 2023, and ending June 30, 2024.

The Property is deemed to be Fully Assessed (and Real Estate Taxes are deemed to be based on a Full Assessment) only when a Taxing Authority has, for the purpose of determining the Lessor's liability for Real Estate Taxes, determined a value for the Property taking into account the value of all improvements contemplated for the Property pursuant to the Lease, and issued to the Lessor a tax bill or other notice of levy wherein the Real Estate Taxes for the full Tax Year are based upon such Full Assessment. At no time prior to the issuance of such a bill or notice shall the Property be deemed Fully Assessed.

Percentage of Occupancy refers to that portion of the Property exclusively occupied or used by the Government pursuant to the Lease. For Buildings, the Percentage of Occupancy is determined by calculating the ratio of the RSF occupied by the Government pursuant to the Lease to the total RSF in the Building or Buildings so occupied and shall not take into account the Government's ancillary rights including, but not limited to, parking or roof space for antennas (unless facilities for such ancillary rights are separately assessed). This percentage shall be subject to adjustment to take into account increases or decreases for Space leased by the Government or for rentable space on the Property.

C. Adjustment for changes in Real Estate Taxes. After the Property is Fully Assessed, the Government shall pay its share of any increases and shall receive its share of any decreases in the Real Estate Taxes for the Property, such share of increases or decreases to be referred to herein as "tax adjustment." The amount of the tax adjustment shall be determined by multiplying the Government's Percentage of Occupancy by the difference between the current year Unadjusted Real Estate Taxes and the Real Estate Tax Base, less the portion of such difference not paid due to a Tax Abatement (except if a Tax Abatement comes into effect after the date of award of the Lease). If a Tax Abatement comes into effect after the date of award of the Lease, the amount of the tax adjustment shall be determined by multiplying the Government's Percentage of Occupancy by the difference between the current year Unadjusted Real Estate Taxes and the Real Estate Tax Base. The Government shall pay the tax adjustment in a single annual lump sum payment to the Lessor. In the event that this tax adjustment results in a credit owed to the Government, the Government may elect to receive payment in the form of a rental credit or lump sum payment.

If the Property contains more than one separately assessed parcel, then more than one tax adjustment shall be determined based upon the Percentage of Occupancy, Real Estate Tax Base, and Real Estate Taxes for each respective parcel.

After commencement of the Lease term, the Lessor shall provide to the LCO copies of all real estate tax bills for the Property, all documentation of Tax Abatements, credits, or refunds, if any, and all notices which may affect the assessed valuation of the Property, for the Tax Year prior to the commencement of the Lease Term, and all such documentation for every year following. Lessor acknowledges that the LCO shall rely on the completeness and accuracy of these submissions in order to establish the Real Estate Tax Base and to determine tax adjustments. The LCO may memorialize the establishment of the Real Estate Tax Base by issuing a unilateral administrative lease amendment indicating the base year, the amount of the Real Estate Tax Base, and the Government's Percentage of Occupancy.

The Real Estate Tax Base is subject to adjustment when increases or decreases to Real Estate Taxes in any Tax Year are attributable to (a) improvements or renovations to the Property not required by this Lease, or (b) changes in net operating income for the Property not derived from this Lease. If either condition results in a change to the Real Estate Taxes, the LCO may re-establish the Real Estate Tax Base as the Unadjusted Real Estate Taxes for the Tax Year the Property is reassessed under such condition, less the amount by which the Unadjusted Real Estate Taxes for the Tax Year prior to reassessment exceeds the prior Real Estate Tax Base.

If this Lease includes any options to renew the term of the Lease, or be otherwise extended, the Real Estate Tax Base for determining tax adjustments during the renewal term or extension shall be the last Real Estate Tax Base established during the base term of the Lease.

If any Real Estate Taxes for the Property are retroactively reduced by a Taxing Authority during the term of the Lease, the Government shall be entitled to a proportional share of any tax refunds to which the Lessor is entitled, calculated in accordance with this Paragraph. Lessor acknowledges that it has an affirmative duty to disclose to the Government any decreases in the Real Estate Taxes paid for the Property during the term of the Lease. Lessor shall annually provide to the LCO all relevant tax records for determining whether a tax adjustment is due, irrespective of whether it seeks an adjustment in any Tax Year.

If the Lease terminates before the end of a Tax Year, or if rent has been suspended, payment for the real estate tax increase due because of this section for the Tax Year will be prorated based on the number of days that the Lease and the rent were in effect. Any credit due the Government after the expiration or earlier termination of the Lease shall be made by a lump sum payment to the Government or as a rental credit to any succeeding Lease, as determined in the LCO's sole discretion. Lessor shall remit any lump sum payment to the Government within 15 calendar days of payment or credit by the Taxing Authority to Lessor or Lessor's designee. If the credit due to the Government is not paid by the due date, interest shall accrue on the late payment at the rate established by the Secretary of the Treasury under Section 12 of the Contract Disputes Act of 1978, as amended (41 USC § 611), that is in effect on the day after the due date. The interest penalty shall accrue daily on the amount of the credit and shall be compounded in 30-day increments inclusive from the first day after the due date through the payment date. The Government shall have the right to pursue the outstanding balance of any tax credit using all such collection methods as are available to the United States to collect debts. Such collection rights shall survive the expiration of this Lease.

In order to obtain a tax adjustment, the Lessor shall furnish the LCO with copies of all paid tax receipts, or other similar evidence of payment acceptable to the LCO, and a proper invoice (as described in GSA Form 3517, General Clauses, 552.270-31, Prompt Payment) for the requested tax adjustment, including the calculation thereof. All such documents must be received by the LCO within 60 calendar days after the last date the real estate tax payment is due from the Lessor to the Taxing Authority without payment of penalty or interest. FAILURE TO SUBMIT THE PROPER INVOICE AND EVIDENCE OF PAYMENT WITHIN SUCH TIME FRAME SHALL CONSTITUTE A WAIVER OF THE LESSOR'S RIGHT TO RECEIVE A TAX ADJUSTMENT PURSUANT TO THIS PARAGRAPH FOR THE TAX YEAR AFFECTED.

**Tax Appeals.** If the Government occupies more than 50 percent of the Building by virtue of this and any other Government Lease(s), the Government may, upon reasonable notice, direct the Lessor to initiate a tax appeal, or the Government may elect to contest the assessed valuation on its own behalf or jointly on behalf of Government and the Lessor. If the Government elects to contest the assessed valuation on its own behalf or on behalf of the Government and the Lessor, the Lessor shall cooperate fully with this effort, including, without limitation, furnishing to the Government information necessary to contest the assessed valuation in accordance with the filing requirements of the Taxing Authority, executing documents, providing documentary and testimonial evidence, and verifying the accuracy and completeness of records. If the Lessor initiates an appeal at the direction of the Government, the Government shall have the right to approve the selection of counsel who shall represent the Lessor with regard to such appeal, which approval shall not be unreasonably withheld, conditioned or delayed, and the Lessor shall be entitled to a credit in the amount of its reasonable expenses in pursuing the appeal.

## **2.08 GSAR 552.270-16 ADJUSTMENT FOR VACANT PREMISES (DEVIATION) (SEP 2022)**

(a) If the Government fails to occupy any portion of the leased premises or vacates the premises in whole or in part prior to expiration of the term of the lease, the rental rate and the base for operating cost adjustments will be reduced using the figure specified in the "Rate for Adjustment for Vacant Leased Premises" paragraph of this Lease.

(b) If no rate reduction has been established in this lease, the rate will be reduced by that portion of the costs per ABOA square foot of operating expenses not required to maintain the space.

(c) Said reduction shall occur after the Government gives 30 calendar days' prior notice to the Lessor and shall continue in effect until the Government occupies the vacant premises or the lease expires or is terminated.

## **2.09 OPERATING COSTS ADJUSTMENT (JUN 2012)**

A. Beginning with the second year of the Lease and each year thereafter, the Government shall pay annual incremental adjusted rent for changes in costs for cleaning services, supplies, materials, maintenance, trash removal, landscaping, water, sewer charges, heating, electricity, and certain administrative expenses attributable to occupancy.

B. The amount of adjustment will be determined by multiplying the base rate by the annual percent of change in the Cost of Living Index. The percent change will be computed by comparing the index figure published for the month prior to the Lease Term Commencement Date with the index

figure published for the month prior which begins each successive 12-month period. For example, a Lease which commences in June of 2005 would use the index published for May of 2005, and that figure would be compared with the index published for May of 2006, May of 2007, and so on, to determine the percent change. The Cost of Living Index will be measured by the Department of Labor revised Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W), U.S. city average, all items, (1982 to 1984 = 100) published by the Bureau of Labor Statistics. Payment will be made with the monthly installment of fixed rent. Rental adjustments will be effective on the anniversary date of the Lease; however, payment of the adjusted rental rate will become due on the first workday of the second month following the publication of the Cost of Living Index for the month prior to the commencement of each 12-month period.

C. In the event of any decreases in the Cost of Living Index occurring during the term of the occupancy under the Lease, the rental amount will be reduced accordingly. The amount of such credit will be determined in the same manner as increases in rent provided under this paragraph.

D. If the Government exercises an option to extend the Lease term at the same rate as that of the original term, the option price will be based on the adjustment during the original term. Annual adjustments will continue.

**2.10 ~~ADDITIONAL POST-AWARD FINANCIAL AND TECHNICAL DELIVERABLES (JUN 2012)~~ INTENTIONALLY DELETED**

**2.11 ~~RELOCATION ASSISTANCE ACT (APR 2011)~~ INTENTIONALLY DELETED**

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**SECTION 3 CONSTRUCTION STANDARDS AND SHELL COMPONENTS**

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**3.01 LABOR STANDARDS (OCT 2022) INTENTIONALLY DELETED****3.02 WORK PERFORMANCE (JUN 2012)**

All work in performance of this Lease shall be done by skilled workers or mechanics and shall be acceptable to the LCO. The LCO may reject the Lessor's workers 1) if such are unlicensed, unskilled, or otherwise incompetent, or 2) if such have demonstrated a history of either untimely or otherwise unacceptable performance in connection with work carried out in conjunction with either this contract or other government or private contracts.

**3.03 EXISTING FIT-OUT, SALVAGED, OR REUSED BUILDING MATERIAL (OCT 2019)**

A. Items and materials existing in the Premises, or to be removed from the Premises during the demolition phase, are eligible for reuse in the construction phase of the project. The reuse of items and materials is preferable to recycling them; however, items considered for reuse shall be in refurbished condition and shall meet the quality standards set forth by the Government in this Lease. In the absence of definitive quality standards, the Lessor is responsible to confirm that the quality of the item(s) in question shall meet or exceed accepted industry or trade standards for first quality commercial grade applications.

B. Unless waived by the LCO, the Lessor shall submit a reuse plan for leases 10,000 RSF or greater. The Government will not pay for existing fixtures and other TIs accepted in place. However, the Government will reimburse the Lessor, as part of the TIA, the costs to repair or improve such fixtures or improvements identified on the reuse plan and approved by the LCO.

**3.04 CONSTRUCTION WASTE MANAGEMENT (OCT 2021)**

For leases 10,000 RSF or greater, the requirements below apply:

A. Recycling construction waste is mandatory for initial space alterations for TIs and subsequent alterations under the Lease.

B. SUBMITTAL REQUIREMENT: Prior to construction commencement, a proposed plan following industry standards to recycle construction waste. The construction waste management plan shall quantify material diversion goals and maximize the materials to be recycled and/or salvaged (at least 50 percent) from construction, demolition, and packaging debris. Where the small quantity of material, the extraordinarily complex nature of the waste disposal method, or prohibitive expense for recycling would represent a genuine hardship, the Government, upon written request of the Lessor and approval of the LCO, may permit alternative means of disposal.

C. The Lessor shall recycle the following items during both the demolition and construction phases of the project, subject to economic evaluation and feasibility: Ceiling grid and tile, light fixtures, including proper disposal of any transformers, ballasts, and fluorescent light bulbs, duct work and HVAC equipment, wiring and electrical equipment, aluminum and/or steel doors and frames, hardware, drywall, steel studs, carpet, carpet backing, and carpet padding, wood, insulation, cardboard packaging, pallets, windows and glazing materials, all miscellaneous metals (as in steel support frames for filing equipment), and all other finish and construction materials.

D. If any waste materials encountered during the demolition or construction phase are found to contain lead, asbestos, polychlorinated biphenyls (PCBs) (such as fluorescent lamp ballasts), or other harmful substances, they shall be handled and removed in accordance with Federal and state laws and requirements concerning hazardous waste.

E. In addition to providing "one time" removal and recycling of large-scale demolition items such as carpeting or drywall, the Lessor shall provide continuous facilities for the recycling of incidental construction waste during the initial construction.

F. Construction materials recycling records shall be maintained by the Lessor and shall be accessible to the LCO. Records shall include materials recycled or land-filled, quantity, date, and identification of hazardous wastes.

**3.05 WOOD PRODUCTS (OCT 2019) INTENTIONALLY DELETED****3.06 ADHESIVES AND SEALANTS (OCT 2022)**

A. All adhesives employed (including, but not limited to, adhesives for carpet, carpet tile, plastic laminate, wall coverings, adhesives for wood, or sealants) shall meet the requirements of the manufacturer of the products adhered or involved. The Lessor shall use adhesives and sealants with no heavy metals, and that do not result in indoor air levels above 0.016 parts per million (ppm) of formaldehyde. Adhesives and other materials used for the installation of carpets shall be limited to those having a flash point of 140 degrees F or higher.

B. For leases 10,000 RSF or greater, the Lessor is encouraged to use applicable environmentally preferable criteria that are recommended in the Green Procurement Compilation at [HTTPS://SFTOOL.GOV/GREENPROCUREMENT/](https://SFTOOL.GOV/GREENPROCUREMENT/).

**3.07 BUILDING SHELL REQUIREMENTS (OCT 2016)**

A. The Building Shell shall be designed, constructed, and maintained in accordance with the standards set forth herein and completed prior to acceptance of Space. For pricing, fulfillment of all requirements not specifically designated as TIs, Building Specific Amortized Capital, Operating Costs, or other rent components as indicated shall be deemed included in the Shell Rent.

B. Base structure and Building enclosure components shall be complete. All common areas accessible by the Government, such as lobbies, fire egress corridors and stairwells, elevators, garages, and service areas, shall be complete. Restrooms shall be complete and operational. All newly installed Building shell components, including but not limited to, heating, ventilation, and air conditioning (HVAC), electrical, ceilings, sprinklers, etc., shall be furnished, installed, and coordinated with TIs. Circulation corridors are provided as part of the base Building only on multi-tenanted floors where the corridor is common to more than one tenant. On single tenant floors, only the fire egress corridor(s) necessary to meet code is provided as part of the shell.

C. The Building Shell rental rate shall also include, but is not limited to, costs included listed under Section II of GSA Form 1217, Lessor's Annual Cost Statement, including insurance, taxes, lease commission and management, in addition to profit, reserve costs and loan financing for the Building.

### **3.08 RESPONSIBILITY OF THE LESSOR AND LESSOR'S ARCHITECT/ENGINEER (OCT 2022)**

The Lessor shall be responsible for the professional quality, technical accuracy, and the coordination of all designs, drawings, specifications, and other services furnished by the Lessor under this contract. The Lessor shall, without additional compensation, correct or revise any errors or deficiencies in its designs, drawings, specifications, or other services.

### **3.09 QUALITY AND APPEARANCE OF BUILDING (JUN 2012)**

During the life of the Lease the Building shall project a professional and aesthetically pleasing appearance including an attractive front and entrance way. The facade, downspouts, roof trim, and window casing shall be clean and in good condition.

### **3.10 VESTIBULES (OCT 2020)**

A. Existing vestibules shall remain in place at public entrances and exits. In the event of negative air pressure conditions, provisions shall be made for equalizing air pressure.

B. Existing grilles and grates shall remain in place to control dirt and particulates from entering the Building at all primary exterior entryways.

### **3.11 MEANS OF EGRESS (MAY 2015)**

A. Prior to occupancy, the Premises and any parking garage areas shall meet or will be upgraded to meet, either the applicable egress requirements in the National Fire Protection Association, Life Safety Code (NFPA 101), or the International Code Council, International Building Code (IBC), each current as of the Lease Award Date, or use an alternative approach or method that achieves an equivalent level of safety deemed acceptable by the Government.

B. The Space shall have unrestricted access to a minimum of two remote exits on each floor of Government occupancy.

C. Interlocking or scissor stairs located on the floor(s) where Space is located shall only count as one exit stair.

D. A fire escape located on the floor(s) where Space is located shall not be counted as an approved exit stair.

E. Doors shall not be locked in the direction of egress unless equipped with special locking hardware in accordance with requirements of NFPA 101 or the IBC.

### **3.12 AUTOMATIC FIRE SPRINKLER SYSTEM (OCT 2022)**

A. Any portion of the Space located below-grade, including parking garage areas, and all areas in a Building referred to as "hazardous areas" (defined in National Fire Protection Association (NFPA) 101) that are located within the entire Building (including non-Government areas) shall be protected by an automatic fire sprinkler system or an equivalent level of safety.

B. For Buildings in which any portion of the Space is on or above the sixth floor, then, at a minimum, the Building up to and including the highest floor of Government occupancy shall be protected by an automatic fire sprinkler system or an equivalent level of safety.

C. For Buildings in which any portion of the Space is on or above the sixth floor, and lease of the Space will result, either individually or in combination with other Government Leases in the Building, in the Government leasing 35,000 or more ANSI/BOMA Occupant Area SF of Space in the Building, then the entire Building shall be protected throughout by an automatic fire sprinkler system or an equivalent level of safety.

D. Automatic fire sprinkler system(s) shall be installed in accordance with the requirements of NFPA 13, Standard for the Installation of Sprinkler Systems that was in effect on the actual date of installation.

E. Automatic fire sprinkler system(s) shall be maintained in accordance with the requirements of NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-based Fire Protection Systems (current as of the Lease Award Date).

F. "Equivalent level of safety" means an alternative design or system (which may include automatic fire sprinkler systems), based upon fire protection engineering analysis, which achieves a level of safety equal to or greater than that provided by automatic fire sprinkler systems.

### **3.13 FIRE ALARM SYSTEM (SEP 2013)**

A. A Building-wide fire alarm system shall be installed in the entire Building in which any portion of the Space is located on the 3<sup>rd</sup> floor or higher.

- B. The fire alarm system shall be installed in accordance with the requirements of NFPA 72, National Fire Alarm and Signaling Code, that was in effect on the actual date of installation.
- C. The fire alarm system shall be maintained in accordance with the requirements of NFPA 72, National Fire Alarm and Signaling Code (current as of the Lease Award Date).
- D. The fire alarm system shall transmit all fire alarm signals to the local fire department via any of the following means: directly to the local fire department, to the (911) public communications center, to a central station, to a remote supervising station, or to a proprietary supervising station.
- E. If the Building's fire alarm control unit is over 25 years old as of the date of award of this Lease, Lessor shall install a new fire alarm system in accordance with the requirements of NFPA 72, National Fire Alarm and Signaling Code (current as of the Lease Award Date), prior to Government acceptance and occupancy of the Space.

### 3.14 ENERGY INDEPENDENCE AND SECURITY ACT (MAR 2016)

#### A. Energy-related Requirements:

1. The Energy Independence and Security Act (EISA) establishes the following requirements for Government Leases in Buildings that have not earned the ENERGY STAR® Label conferred by the Environmental Protection Agency (EPA) within one year prior to the due date for final proposal revisions ("most recent year").
2. If this Lease was awarded under any of EISA's Section 435 statutory exceptions, the Lessor shall either:
  - a. Earn the ENERGY STAR® Label prior to acceptance of the Space (or not later than one year after the Lease Award Date of a succeeding or superseding Lease); or
  - b. I. Complete energy efficiency and conservation improvements if any, agreed to by Lessor in lieu of earning the ENERGY STAR® Label prior to acceptance of the Space (or not later than one year after the Lease Award Date of a succeeding or superseding Lease); and
    - II. Obtain and publicly disclose the Building's current ENERGY STAR® score (using EPA's Portfolio Manager tool), unless the Lessor cannot access whole building utility consumption data, or there is no building category within Portfolio Manager to benchmark against, including spaces—
      - (i) That are located in States with privacy laws that provide that utilities shall not provide such aggregated information to multitenant building owners; and
      - (ii) For which tenants do not provide energy consumption information to the commercial building owner in response to a request from the building owner. (A Federal agency that is a tenant of the space shall provide to the building owner, or authorize the owner to obtain from the utility, the energy consumption information of the space for the benchmarking and disclosure required by this subparagraph D).
      - (iii) That cannot be benchmarked (scored) using EPA's Portfolio Manager tool because of excessive vacancy; in which case Lessor agrees to obtain the score and publicly disclose it within 120 days of the eligibility to obtain a score using the EPA Portfolio Manager tool.

Note: "public disclosure" means posting the Energy Star® score on state or local websites in those areas that have applicable disclosure mandates, and reporting the score to the Government via Portfolio Manager. In the absence of an applicable state or local disclosure mandate, Lessor shall either generate and display the Energy Star® score in a public space at the building location or post the score on Lessor's or Lessor's Parent/Affiliate website.

3. If this Lease was awarded to a Building to be built or to a Building predominantly vacant as of the due date for final proposal revisions and was unable to earn the ENERGY STAR® label for the most recent year (as defined above) due to insufficient occupancy, but was able to demonstrate sufficient evidence of capability to earn the ENERGY STAR® label, then Lessor must earn the ENERGY STAR® label within 18 months after occupancy by the Government.
4. The Lessor is encouraged to purchase at least 50 percent of the Government tenant's electricity from renewable sources.

B. Hydrology-related Requirements: Per EISA Section 438, the sponsor of any development or redevelopment project involving a Federal facility with a footprint that exceeds 5,000 square feet shall use site planning, design, construction, and maintenance strategies for the property to maintain or restore, to the maximum extent technically feasible, the predevelopment hydrology of the Property with regard to the temperature, rate, volume, and duration of flow. If the Lessor proposes to satisfy the Government's space requirements through a development or redevelopment project, and the Government will be the sole or predominant tenant such that any other use of the Property will be functionally or quantitatively incidental to the Government's use, the Lessor is required to implement hydrology maintenance and restoration requirements as required by EISA Section 438.

1. For the purposes of applying EISA Section 438 in this Lease, "sponsor" shall mean "Lessor", and "exceeds 5,000 square feet" shall mean construction that disturbs 5,000 square feet or more of land area at the Property or on adjoining property to accommodate the Government's requirements, or at the Property for whatever reason. Information regarding implementation of the hydrology maintenance and restoration requirements can be found at: [HTTP://WWW.EPA.GOV/GREENINGEPA/](http://www.epa.gov/greeningeapa/)



2. Lessor is required to implement these hydrology maintenance and restoration requirements to the maximum extent technically feasible, prior to acceptance of the Space, (or not later than one year after the Lease Award Date or Lease Term Commencement Date, whichever is later, of a succeeding or superseding Lease). Additionally, this Lease requires EISA Section 438 storm water compliance not later than one year from the date of any applicable disturbance (as defined in EISA Section 438) of more than 5,000 square feet of ground area if such disturbance occurs during the term of the Lease if the Government is the sole or predominant tenant. In the event the Lessor is required to comply with EISA Section 438, Lessor shall furnish the Government, prior to the filing for permits for the associated work, with a certification from Lessor's engineer that the design meets the hydrology maintenance and restoration requirements of EISA Section 438.

### 3.15 ELEVATORS (OCT 2020)

A. The Lessor shall provide suitable passenger elevator and, when required by the Government, freight elevator service to any of the Premises not having ground level access. Service shall be available during the normal hours of operation specified in the in this Lease. However, one passenger elevator and, when required by the Government, one freight elevator shall be available at all times for Government use. When a freight elevator is required by the Government, it shall be accessible to the loading areas. When possible, the Government shall be given 24-hour advance notice if the service is to be interrupted for more than 1-1/2 hours. Normal service interruption shall be scheduled outside of the Government's normal working hours. The Lessor shall also use best efforts to minimize the frequency and duration of unscheduled interruptions.

B. Code: Elevators shall conform to the requirements of the American Society of Mechanical Engineers ASME A17.1/CSA B44, Safety Code for Elevators and Escalators that were in effect based on the elevator installation date code year. Elevators shall be provided with Phase I emergency recall operation and Phase II emergency in-car operation in accordance with ASME A17.1/CSA B44. Fire alarm initiating devices (e.g., smoke detectors) used to initiate Phase I emergency recall operation shall be installed in accordance with the requirements of NFPA 72, National Fire Alarm and Signaling Code. The elevators shall be inspected and maintained in accordance with the current edition of the ASME A17.2, Inspector's Manual for Elevators. Except for the reference to ASME A17.1 in ABAAS, Section F105.2.2, all elevators must meet ABAAS requirements for accessibility in Sections 407, 408, and 409 of ABAAS.

C. Safety Systems: Elevators shall be equipped with telephones or other two-way emergency communication systems. The system used shall be marked and shall reach an emergency communication location staffed 24 hours per day, 7 days per week.

D. Speed: The passenger elevators shall have a capacity to transport in 5 minutes 15 percent of the normal population of all upper floors (based on 150 SF per person). Further, the dispatch interval between elevators during the up-peak demand period shall not exceed 35 seconds.

E. Interior Finishes: Elevator cab walls shall be hardwood, marble, granite, or an equivalent pre-approved by the LCO. Elevator cab floors shall be marble, granite, terrazzo, or an equivalent pre-approved by the LCO.

### 3.16 BUILDING DIRECTORY (OCT 2021) INTENTIONALLY DELETED

### 3.17 FLAGPOLE (SEP 2013)

If the Government is the sole occupant of the Building, a flagpole shall be provided at a location to be approved by the LCO. The flag of the United States of America will be provided by the Lessor, as part of shell rent, and replaced at all times during the Lease term when showing signs of wear.

### 3.18 DEMOLITION (JUN 2012)

The Lessor shall remove existing abandoned electric, telephone, and data cabling and devices, as well as any other improvements or fixtures in place to accommodate the Government's requirements. Any demolition of existing improvements that is necessary to satisfy the Government's layout shall be done at the Lessor's expense.

### 3.19 ACCESSIBILITY (FEB 2007)

The Building, leased Space, and areas serving the leased Space shall be accessible to persons with disabilities in accordance with the Architectural Barriers Act Accessibility Standard (ABAAS), Appendices C and D to 36 CFR Part 1191 (ABA Chapters 1 and 2, and Chapters 3 through 10). To the extent the standard referenced in the preceding sentence conflicts with local accessibility requirements, the more stringent shall apply.

### 3.20 CEILINGS (OCT 2022)

A complete acoustical ceiling system (which includes grid and lay-in tiles or other Building standard ceiling system as approved by the LCO) throughout the Space and Premises shall be required. The acoustical ceiling system shall be furnished, installed, and coordinated with TIs.

A. Ceilings shall be at a minimum 9 feet and 0 inches and no more than 12 feet and 0 inches, unless stated otherwise in the POR attached to this Lease as Exhibit C, measured from floor to the lowest obstruction. Areas with raised flooring shall maintain these ceiling-height limitations above the finished raised flooring. Bulkheads and hanging or surface mounted light fixtures which impede traffic ways shall be avoided. Ceilings shall be uniform in color and appearance throughout the Space, with no obvious damage to tiles or grid.

B. Prior to closing the ceiling, the Lessor shall coordinate with the Government for the installation of any items above the ceiling.

C. Should the ceiling be installed in the Space prior to construction of the TIs, then the Lessor shall be responsible for all costs in regard to the disassembly, storage during construction, and subsequent re-assembly of any of the ceiling components which may be required to complete the TIs. The Lessor shall also bear the risk for any damage to the ceiling or any components thereof during the construction of the TIs.

D. Ceilings shall be a flat plane in each room and shall be suspended and finished as follows unless an alternate equivalent is pre-approved by the LCO:

1. Restrooms. Plastered or spackled and taped gypsum board.
2. Offices and conference rooms. Mineral and acoustical tile or lay in panels with textured or patterned surface and tegular edges or an equivalent pre-approved by the LCO. For leases 10,000 RSF or greater, newly installed tiles or panels shall meet applicable, statutory environmentally preferable criteria as outlined under the Green Procurement Compilation at [HTTPS://SFTOOL.GOV/GREENPROCUREMENT/](https://SFTOOL.GOV/GREENPROCUREMENT/). The Lessor shall use products with Environmental Product Declarations (EPDs) to the maximum extent practicable.
3. Corridors and eating/galley areas. Plastered or spackled and taped gypsum board or mineral acoustical tile.

### 3.21 EXTERIOR AND COMMON AREA DOORS AND HARDWARE (SEP 2013)

A. Exterior Building doors and doors necessary to the lobbies, common areas, and core areas shall be required. This does not include suite entry or interior doors specific to TIs.

B. Exterior doors shall be weather tight and shall open outward. Hinges, pivots, and pins shall be installed in a manner which prevents removal when the door is closed and locked. These doors shall have a minimum clear opening of 32" clear wide x 80" high (per leaf). Doors shall be heavy duty, flush, (1) hollow steel construction, (2) solid core wood, or (3) insulated tempered glass. As a minimum requirement, hollow steel doors shall be fully insulated, flush, #16-gauge hollow steel. Solid-core wood doors and hollow steel doors shall be at least 1-3/4 inches thick. Door assemblies shall be of durable finish and shall have an aesthetically pleasing appearance acceptable to the LCO. The opening dimensions and operations shall conform to the governing building, fire safety, accessibility, and energy codes and/or requirements. Fire door assemblies shall be listed and labeled. Labels on fire door assemblies shall be maintained in a legible condition. Fire door assemblies and their accompanying hardware, including frames and closing devices shall be installed in accordance with the requirements of NFPA 80, Standard for Fire Doors and Other Opening Protectives.

C. Exterior doors and all common area doors shall have door handles or door pulls with heavyweight hinges. All doors shall have corresponding doorstops (wall or floor mounted) and silencers. All public use doors and restroom doors shall be equipped with kick plates. All doors shall have automatic door closers. All Building exterior doors shall have locking devices installed to reasonably deter unauthorized entry.

### 3.22 DOORS: IDENTIFICATION (APR 2011)

All signage required in common areas unrelated to tenant identification shall be provided and installed by the Lessor.

### 3.23 WINDOWS (OCT 2020)

A. Office Space shall have windows in each exterior bay unless waived by the LCO.

B. All exterior window assemblies shall be weather resistant and water tight. Operable windows that open shall be equipped with secure latches. Off-street, ground-level windows and those accessible from adjacent roofs and other structures that can be opened must be fitted with a secure latch. Windows intended for use as a secondary means of egress must be openable from the egress side (e.g., inside) of the Building without the use of a key, tool, or special knowledge or effort for operation from the egress side.

### 3.24 PARTITIONS: GENERAL (OCT 2022)

A. Partitions in public areas shall be marble, granite, hardwood, or drywall covered with durable wall covering or high performance coating, or equivalent pre-approved by the LCO.

B. For leases 10,000 RSF or greater where the Government is a sole tenant of the Building, the Lessor is encouraged to use materials for newly installed gypsum board meeting applicable environmentally preferable criteria that are recommended in the Green Procurement Compilation at [HTTPS://SFTOOL.GOV/GREENPROCUREMENT/](https://SFTOOL.GOV/GREENPROCUREMENT/). The Lessor shall use products with Environmental Product Declarations (EPDs) to the maximum extent practicable.

### 3.25 PARTITIONS: PERMANENT (OCT 2022)

A. Permanent partitions shall extend from the structural floor slab to the structural ceiling slab. They shall be provided by the Lessor as part of shell rent as necessary to surround the Space, stairs, corridors, elevator shafts, restrooms, all columns, and janitor closets. They shall have a flame spread rating of 25 or less and a smoke development rating of 450 or less (ASTM E-84). Stairs, elevators, and other floor openings shall be enclosed by partitions and shall have the fire resistance required by the applicable building code, fire code and ordinances adopted by the jurisdiction in which the Building is located (such as the International Building Code, etc.) current as of the Lease Award Date.

B. For leases 10,000 RSF or greater where the Government is a sole tenant of the Building, the Lessor is encouraged to use materials for newly installed gypsum board meeting the applicable environmentally preferable criteria that are recommended in the Green Procurement Compilation at [HTTPS://SFTOOL.GOV/GREENPROCUREMENT/](https://SFTOOL.GOV/GREENPROCUREMENT/). The Lessor shall use products with Environmental Product Declarations (EPDs) to the maximum extent practicable.

### 3.26 INSULATION: THERMAL, ACOUSTIC, AND HVAC (OCT 2022)

A. No insulation installed with this project shall be material manufactured using chlorofluorocarbons (CFCs), nor shall CFCs be used in the installation of the product.

- B. All insulation containing fibrous materials exposed to air flow shall be rated for that exposure or shall be encapsulated.
- C. Insulating properties for all materials shall meet or exceed applicable industry standards. Polystyrene products shall meet American Society for Testing and Materials (ASTM) C578 91.
- D. All insulation shall contain low emitting volatiles and not result in indoor air levels above 0.016 parts per million (ppm) of formaldehyde.
- E. The maximum flame spread and smoke developed index for insulation shall meet the requirements of the applicable local codes and ordinances (current as of the Lease Award Date) adopted by the jurisdiction in which the Building is located.
- F. For leases 10,000 RSF or greater, all insulation products shall meet applicable, statutory environmentally preferable criteria as outlined in the Green Procurement Compilation at <HTTPS://SFTOOL.GOV/GREENPROCUREMENT/>.

### 3.27 WALL FINISHES – SHELL (SEP 2015)

- A. All restrooms within the Building common areas of Government-occupied floors shall have 1) ceramic tile, recycled glass tile, or comparable wainscot from the finished floor to a minimum height of 4'-6" and 2) semigloss paint on remaining wall areas, or other finish approved by the Government.
- B. All elevator areas that access the Space and hallways accessing the Space shall be covered with wall coverings not less than 20 ounces per square yard, high performance paint, or an equivalent.

### 3.28 PAINTING – SHELL (OCT 2022)

- A. The Lessor shall bear the expense for all painting associated with the Building shell. These areas shall include all common areas. Exterior perimeter walls and interior core walls within the Space shall be spackled and prime painted. If any Building shell areas are already painted prior to TIs, then the Lessor shall repaint, at the Lessor's expense, as necessary during TIs.
- B. The costs for cyclical painting requirements as outlined in Section 6 shall be included in the shell rent.
- C. For leases 10,000 RSF or greater, primer shall meet applicable, statutory environmentally preferable criteria as outlined in the Green Procurement Compilation at <HTTPS://SFTOOL.GOV/GREENPROCUREMENT/>.

### 3.29 FLOORS AND FLOOR LOAD (OCT 2019)

- A. All adjoining floor areas shall be of a common level not varying more than 1/4 inch over a 10-foot horizontal run in accordance with the American Concrete Institute standards, non-slip, and acceptable to the LCO.
- B. Under-floor surfaces shall be smooth and level. Office areas shall have a minimum live load capacity of 50 pounds per ABOA SF plus 20 pounds per ABOA SF for moveable partitions. Storage areas shall have a minimum live load capacity of 100 pounds per ABOA SF, including moveable partitions. Lessor may be required to provide a report by a registered structural engineer showing the floor load capacity, at the Lessor's expense. Calculations and structural drawings may also be required.

### 3.30 FLOOR COVERING AND PERIMETERS – SHELL (OCT 2022)

- A. Exposed interior floors in primary entrances and lobbies shall be marble, granite, or terrazzo. Exposed interior floors in secondary entrances, elevator lobbies, and primary interior corridors shall be high-grade carpet, marble, granite, or terrazzo. Resilient flooring shall be used in telecommunications rooms. Floor perimeters at partitions shall have wood, rubber, vinyl, marble, or carpet base.
- B. Terrazzo, unglazed ceramic tile, recycled glass tile, and/or quarry tile shall be used in all restroom and service areas of Government-occupied floors.
- C. Any alternate flooring must be pre-approved by the LCO.
- D. The costs for cyclical carpet replacement requirements as outlined in Section 6 shall be included in the shell rent.
- E. The Lessor shall use products with Environmental Product Declarations (EPDs) to the maximum extent practicable.

### 3.31 MECHANICAL, ELECTRICAL, PLUMBING: GENERAL (APR 2011)

The Lessor shall provide and operate all Building equipment and systems in accordance with applicable technical publications, manuals, and standard procedures. Mains, lines, and meters for utilities shall be provided by the Lessor. Exposed ducts, piping, and conduits are not permitted in office Space.

### 3.32 BUILDING SYSTEMS (APR 2011)

Whenever requested, the Lessor shall furnish to GSA as part of shell rent, a report by a registered professional engineer(s) showing that the Building and its systems as designed and constructed will satisfy the requirements of this Lease.

### 3.33 ELECTRICAL (OCT 2019)

- A. The Lessor shall be responsible for meeting the applicable requirements of local codes and ordinances. When codes conflict, the more stringent standard shall apply. Main service facilities shall be enclosed. The enclosure may not be used for storage or other purposes and shall have door(s)

fitted with an automatic deadlocking latch bolt with a minimum throw of 1/2 inch. Main distribution for standard office occupancy shall be provided at the Lessor's expense. The electrical distribution panels enclosed in the electrical room shall include: single-phase 120/240 volt or 3-phase 120/208 volt service for leased spaces under 10,000 RSF; 3-phase 120/208 volt service for leased spaces between 10,000 and 25,000 RSF; and 3-phase 277/480 volt and 3-phase 120/208 volt service for leased spaces over 25,000 RSF. In no event shall such power distribution (not including lighting and HVAC) for the Space fall below 4 watts per ABOA SF.

B. Main power distribution switchboards and distribution and lighting panel boards shall be circuit breaker type with copper buses that are properly rated to provide the calculated fault circuits. All power distribution panel boards shall be supplied with separate equipment ground buses. All power distribution equipment shall be required to handle the actual specified and projected loads and 10 percent spare load capacity. Distribution panels are required to accommodate circuit breakers for the actual calculated needs and 10 percent spare circuits that will be equivalent to the majority of other circuit breakers in the panel system. Fuses and circuit breakers shall be plainly marked or labeled to identify circuits or equipment supplied through them.

C. Convenience outlets shall be installed in accordance with NFPA Standard 70, National Electrical Code, or local code, whichever is more stringent. The Lessor shall provide duplex utility outlets in restrooms, corridors, and dispensing areas.

### 3.34 ADDITIONAL ELECTRICAL CONTROLS (JUN 2012)

If the Government pays separately for electricity, no more than 500 SF of office Space may be controlled by one switch or automatic light control for all office Space on the Government meter, whether through a building automation system, time clock, occupant sensor, or other comparable system acceptable to the LCO.

### 3.35 ~~PLUMBING (JUN 2012)~~ INTENTIONALLY DELETED

### 3.36 DRINKING FOUNTAINS (OCT 2018)

On each floor of Government-occupied Space, the Lessor shall provide a minimum of two drinking fountains with chilled potable water within 200 feet of travel from any Government-occupied area on the floor. The fountains shall comply with Section F211 of the Architectural Barriers Act Accessibility Standard. Potable is defined as water meeting current EPA primary drinking water standards or more stringent, applicable state or local regulations. The Lessor shall serve as first responder to any occupant complaints about drinking water. The Lessor shall promptly investigate any such complaints and implement the necessary controls to address the complaints and maintain potable water conditions.

### 3.37 RESTROOMS (OCT 2022)

A. If this Lease is satisfied by new construction or by renovations that include the construction of restrooms, Lessor shall provide water closets, sinks and urinals on each floor that is partially or fully occupied by the government per the schedule below. The schedule is per floor and based on a density of one person for each 135 ABOA SF of office Space, allocated as 50% women and 50% men. If future renovations requiring restroom construction occur during the term of this Lease, the number of fixtures then must meet the schedule as part of the major alterations.

ESTIMATED NUMBER OF EACH GENDER PER FLOOR			(WOMEN'S) WATER CLOSETS	(WOMEN'S) SINKS	(MEN'S) WATER CLOSETS	(MEN'S) URINALS	(MEN'S) SINKS
1	to	8	2	1	1	1	1
9	to	24	3	2	2	1	1
25	to	36	3	2	2	1	2
37	to	56	5	3	3	2	2
57	to	75	6	4	4	2	2
76	to	96	6	5	4	2	3
97	to	119	7	5	5	2	3
120	to	134	9	5	6	3	4
Above 135			3/40	1/24	1/20	1/40	1/30

B. If no new construction of a restroom is occurring, at a minimum, separate restroom facilities for men and women shall be provided with sufficient fixtures (water closets, sinks and urinals), in accordance with local code or ordinances.

C. Each restroom shall have water closets enclosed with stall partitions and doors, urinals (in men's room), and hot (set in accordance with applicable building codes) and cold water. Water closets and urinals shall not be visible when the exterior door is open. These facilities shall be located on each floor occupied by the Government in the Building and shall be located so that employees will not be required to travel more than 500 feet on one floor to reach the restrooms.

D. Restrooms must meet ABAAS requirements as stated under this Lease.

E. Each main restroom shall contain the following:

1. A mirror and shelf above the lavatory.
2. A toilet paper dispenser in each water closet stall that will hold the equivalent of at least two standard-sized rolls and allow easy, unrestricted dispensing.
3. A coat hook on the inside face of the door to each water closet stall and on several wall locations by the lavatories.

4. At least one modern paper towel dispenser, soap dispenser, and waste receptacle for every two lavatories.
5. A coin-operated sanitary napkin dispenser in women's restrooms with a waste receptacle in each water closet stall.
6. A disposable toilet seat cover dispenser.
7. A counter area of at least 2 feet, 0 inches in length, exclusive of the lavatories (however, it may be attached to the lavatories) with a mirror above and a ground-fault interrupter-type convenience outlet located adjacent to the counter area. The counter should be installed to minimize pooling or spilling of water at the front edge.
8. A floor drain.
9. Newly installed restroom partitions shall be made from recovered materials as listed in EPA's CPG.

### 3.38 PLUMBING FIXTURES: WATER CONSERVATION (OCT 2022)

- A. For leases 10,000 RSF or greater, the specifications listed below apply to:
1. New installations of plumbing fixtures,
  2. Replacement of existing plumbing fixtures, or
  3. Existing non-conforming fixtures where the Government occupies the full floor.
- B. Water closets must conform to EPA WaterSense or, alternatively, fixtures with equivalent flush volumes and performance requirements must be utilized.
- C. Urinals must conform to EPA WaterSense or, alternatively, fixtures with equivalent flush volumes must be utilized. Waterless urinals are acceptable.
- D. Lavatory faucets must have a flow rate of 0.5 gallons per minute or less.
- E. Pantry kitchen faucets must have a flow rate of 1.8 gallons per minute or less.

Information on EPA WaterSense fixtures can be found at [HTTP://WWW.EPA.GOV/WATERSENSE/](http://www.epa.gov/watersense/).

### 3.39 JANITOR CLOSETS (SEP 2015)

Janitor closets shall meet all local codes and ordinances. When not addressed by local code, Lessor shall provide containment drains plumbed for appropriate disposal of liquid wastes in spaces where water and chemical concentrate mixing occurs for maintenance purposes. Disposal is not permitted in restrooms.

### 3.40 HEATING, VENTILATION, AND AIR CONDITIONING - SHELL (OCT 2022)

- A. Central HVAC systems shall be installed and operational, including, as appropriate, main and branch lines, VAV boxes, dampers, flex ducts, and diffusers, for an open office layout, including all Building common areas. The Lessor shall provide conditioned air through medium pressure duct work at a rate of .75 cubic feet per minute per ABOA SF and systems shall be designed with sufficient systems capacity to meet all requirements in this Lease.
- B. Areas having excessive heat gain or heat loss or affected by solar radiation at different times of the day, shall be independently controlled.
- C. Equipment Performance. Temperature control for office Spaces shall be provided by concealed central heating and air conditioning equipment. The equipment shall maintain Space temperature control over a range of internal load fluctuations of plus 0.5 W/SF to minus 1.5 W/SF from initial design requirements of the tenant.
- D. Ductwork Re-use and Cleaning. Any ductwork to be reused and/or to remain in place shall be cleaned, tested, and demonstrated to be clean in accordance with the standards set forth by NADCA. The cleaning, testing, and demonstration shall occur immediately prior to Government occupancy to avoid contamination from construction dust and other airborne particulates.
- E. During working hours in periods of heating and cooling, ventilation shall be provided in accordance with American National Standards Institute, American Society of Heating, Refrigeration and Air-Conditioning Engineers (ANSI/ASHRAE) Standard 62.1, Ventilation for Acceptable Indoor Air Quality. Lessors must comply with: (a) the version of ASHRAE Standard 62.1 that corresponds with how the HVAC system was designed to perform, or (b) ASHRAE Standard 62.1-2004 – whichever is later.
- F. For all refrigerant-containing equipment with over 50 pounds of ozone-depleting substances (including chlorofluorocarbons- CFCs or hydrochlorofluorocarbons- HCFCs), the Lessor shall comply with the U.S. Environmental Protection Agency (EPA)'s Significant New Alternative Policy (SNAP) Program for acceptable substitutes and alternatives to ozone-depleting substances when equipment is replaced, comes to its end of useful life, or when newly purchased. The Lessor must track the type of refrigerant used in chillers and HVAC systems, and the date that the Lessor plans to replace ozone depleting substances with acceptable refrigerant substitutes in accordance with EPA's SNAP program.
- G. Heating and air-conditioning air distribution systems (air handling units, VAV boxes, fan coil units, etc.) for the Space shall be equipped with particulate matter air filters that meet the Minimum Efficiency Reporting Value (MERV) specified in the ANSI/ASHRAE Standard 62.1 version referenced in sub-paragraph E above. Where practicable, the Lessor is encouraged to use a MERV 13 air filter or the highest-level filter that is compatible with the

HVAC system. Locations that do not meet the EPA National Ambient Air Quality Standards (NAAQS) for particulates (PM 10 or PM 2.5) must be equipped with additional filtration on outdoor air intakes as required in ANSI/ASHRAE Standard 62.1. NAAQS information can be found at [HTTPS://WWW.EPA.GOV/GREEN-BOOK](https://www.epa.gov/green-book).

- H. Restrooms shall be properly exhausted, with a minimum of 10 air changes per hour.
- I. Where the Lessor proposes that the Government shall pay utilities, the following shall apply:
  - 1. An automatic air or water economizer cycle shall be provided to all air handling equipment, and
  - 2. The Building shall have a fully functional building automation system capable of control, regulation, and monitoring of all environmental conditioning equipment. The building automation system shall be fully supported by a service and maintenance contract.

### 3.41 TELECOMMUNICATIONS: DISTRIBUTION AND EQUIPMENT (SEP 2015)

C. Telecommunications switch rooms, wire closets, and related spaces shall meet applicable NFPA standards. Bonding and grounding shall be in accordance with NFPA Standard 70, National Electrical Code, and other applicable NFPA standards and/or local code requirements.

### 3.42 TELECOMMUNICATIONS: LOCAL EXCHANGE ACCESS (JUN 2012)

A. The Government may elect to contract its own telecommunications (voice, data, video, Internet or other emerging technologies) service in the Space. The Government may contract with one or more parties to have INS wiring (or other transmission medium) and telecommunications equipment installed.

B. The Lessor shall allow the Government's designated telecommunications providers access to utilize existing Building wiring to connect its services to the Government's Space. If the existing Building wiring is insufficient to handle the transmission requirements of the Government's designated telecommunications providers, the Lessor shall provide access from the point of entry into the Building to the Government's floor Space, subject to any inherent limitations in the pathway involved.

C. The Lessor shall allow the Government's designated telecommunications providers to affix telecommunications antennas (high frequency, mobile, microwave, satellite, or other emerging technologies), subject to weight and wind load conditions, to roof, parapet, or Building envelope as required. Access from the antennas to the Premises shall be provided.

D. The Lessor shall allow the Government's designated telecommunications providers to affix antennas and transmission devices throughout the Space and in appropriate common areas frequented by the Government's employees to allow the use of cellular telephones and communications devices necessary to conduct business.

### 3.43 LIGHTING: INTERIOR AND PARKING - SHELL (OCT 2022)

NOTE: FOR PRICING ESTIMATING PURPOSES, FIXTURES WILL BE INSTALLED AT THE AVERAGE RATIO OF 1 FIXTURE PER 80 ABOA SF.

A. INTERIOR FIXTURES: High efficiency T-8, T-5, or LED light fixtures (and associated ballasts or drivers) shall be installed to match the other luminaries in the Space as either ceiling grid or pendant mounted for an open-office plan. Newly installed lighting must use LED fixtures. Ceiling grid fixtures shall be either 2' wide by 4' long or 2' wide by 2' long. Lessor shall provide, as part of Shell Rent, a minimum overall lighting fixture efficiency of 85 percent. Lamps shall maintain a uniform color level throughout the lease term.

B. LIGHTING LEVELS: Fixtures shall have a minimum of two tubes and shall provide 50 foot-candles at desktop level (30" above finished floor) with a maximum uniformity ratio of 1.5:1. Lessor shall provide, as part of Shell Rent, 10 average foot-candles in all other Building areas within the Premises with a uniformity ratio of 4:1. Emergency egress lighting levels shall be provided in accordance with the local applicable building codes (but not less than 1 foot-candle, measured at the floor) by either an onsite emergency generator or fixture mounted battery packs.

#### C. POWER DENSITY:

Existing Buildings: The maximum fixture power density shall not exceed 1.4 watts per ABOA SF.

New Construction: The maximum fixture power density shall not exceed 1.1 watts per ABOA SF.

D. DAYLIGHTING CONTROLS: If the Lease is more than 10,000 ABOA SF, the Lessor shall provide daylight dimming controls in atriums or within 15 feet of windows and skylights where daylight can contribute to energy savings. Daylight harvesting sensing and controls shall be either integral to the fixtures or ceiling mounted and shall maintain required lighting levels in work spaces.

E. OCCUPANCY/VACANCY SENSORS: The Lessor shall provide ceiling or wall mounted occupancy sensors, or vacancy sensors (preferred), or scheduling controls through the building automation system (BAS) throughout the Space in order to reduce the hours that the lights are on when a particular space is unoccupied. No more than 1,000 square feet shall be controlled by any one sensor. Occupancy sensors in enclosed rooms shall continue to operate after the BAS has shut down the building at the end of the workday.

#### F. BUILDING PERIMETER:



1. Exterior parking areas, vehicle driveways, pedestrian walks, and the Building perimeter lighting levels shall be designed per Illuminating Engineering Society (IES) standards. Provide 5 foot-candles for doorway areas, 3 foot-candles for transition areas and at least 1 foot-candle at the surface throughout the parking lot. Parking lot fixtures shall provide a maximum to minimum uniformity ratio of 15:1 and a maximum to average uniformity ratio of 4:1.

2. If the leased space is 100 percent occupied by Government tenants, all exterior parking lot fixtures shall be "Dark Sky" compliant with no property line trespass.

G. **PARKING STRUCTURES:** The minimum illuminance level for parking structures is 5 foot-candles as measured on the floor with a uniformity ratio of 10:1.

H. **PARKING SENSORS:** If the leased space is 100 percent occupied by Government tenants, exterior parking area and parking structure lighting shall be sensor or BAS controlled in order that it may be programmed to produce reduced lighting levels by a minimum of 50% during non-use. This non-use time period will normally be from 11:00 pm to 6:00 am.

I. **EXTERIOR POWER BACKUP:** Exterior egress, walkway, parking lot, and parking structure lighting must have emergency power backup to provide for safe evacuation of the Building.

J. **VIDEO SURVEILLANCE SYSTEM (VSS):** Lighting shall be provided in such a manner to adequately support VSS operations, and not limit or preclude adequate fields of view.

K. **LIGHTING CONTROL:** All lighting controls and programming for indoor and outdoor lighting shall comply with local energy codes.

#### **3.44 ACOUSTICAL REQUIREMENTS (OCT 2022)**

A. **Reverberation Control.** Private office and conference rooms using suspended acoustical ceilings shall have a noise reduction coefficient (NRC) of not less than 0.75 in accordance with ASTM C-423. Open office using suspended acoustical ceilings shall have an NRC of not less than 0.80. Private offices, conference rooms, and open offices using acoustical cloud or acoustical wall panels with a minimum of 70% coverage shall have an NRC of not less than 0.80.

B. **Ambient Noise Control.** Ambient noise from mechanical equipment shall not exceed noise criteria curve (NC) 35 in accordance with the ASHRAE Handbook of Fundamentals in offices; NC 20 in conference and teleconference rooms; NC 40 in corridors, cafeterias, lobbies, restrooms, and other spaces.

C. **Noise Isolation.** Rooms separated from adjacent spaces by ceiling high partitions (not including doors) shall not be less than the following noise isolation class (NIC) standards when tested in accordance with ASTM E-336:

1. Conference Rooms: NIC 45
2. Teleconference Rooms: NIC 48
3. Private Offices: NIC 35 when sound masking is provided; NIC 40 if sound masking is not provided.

D. **Testing.** The LCO may require, at Lessor's expense, test reports by a qualified acoustical consultant showing that acoustical requirements have been met.

#### **3.45 SECURITY FOR NEW CONSTRUCTION (OCT 2022) INTENTIONALLY DELETED**

#### **3.46 SEISMIC SAFETY FOR NEW CONSTRUCTION (OCT 2020) INTENTIONALLY DELETED**

#### **3.47 FIRE PROTECTION FOR NEW CONSTRUCTION (APR 2015) INTENTIONALLY DELETED**

#### **3.48 GREEN BUILDING RATING CERTIFICATION FOR NEW CONSTRUCTION (OCT 2016) INTENTIONALLY DELETED**

#### **3.49 GREEN BUILDING RATING CERTIFICATION FOR TENANT INTERIORS (OCT 2016) INTENTIONALLY DELETED**

#### **3.50 INDOOR AIR QUALITY DURING CONSTRUCTION (OCT 2021)**

A. The Lessor shall provide to the Government safety data sheets (SDS) or other appropriate documents upon request, but prior to installation or use for the following products, including but not limited to, adhesives, caulking, sealants, insulating materials, fireproofing or fire stopping materials, paints, carpets, floor and wall patching or leveling materials, lubricants, clear finishes for wood surfaces, janitorial cleaning products, and pest control products.

B. The LCO may eliminate from consideration products with significant quantities of toxic, flammable, corrosive, or carcinogenic material and products with potential for harmful chemical emissions. Materials used often or in large quantities will receive the greatest amount of review.

C. Where demolition or construction work occurs adjacent to occupied Space, the Lessor shall erect appropriate barriers (noise, dust, odor, etc.) and take necessary steps to minimize interference with the occupants. This includes maintaining acceptable temperature, humidity, and ventilation in the occupied areas during window removal, window replacement, or similar types of work.

D. **HVAC during Construction:** If air handlers are used during construction, the Lessor shall provide filtration media with a MERV of 8 at each return air grill, as determined by ANSI/ASHRAE Standard 52.2, Method of Testing General Ventilation Air Cleaning Devices for Removal Efficiency by Particle Size.

## E. Flush-Out Procedure:

## 1. For leases 10,000 RSF or greater:

- i. HVAC flush-out shall commence after construction ends and the Building has been completely cleaned. All interior finishes, such as millwork, doors, paint, carpet, acoustic tiles, and movable furnishings (e.g., workstations, partitions), must be installed, and major VOC punch list items must be finished.
- ii. Prior to occupancy, Lessor shall install new filtration media and perform a building flush-out by supplying a total air volume of 14,000 cubic feet of outdoor air per square foot of gross floor area while maintaining an internal temperature of at least 60°F (15°C) and no higher than 80°F (27°C) and relative humidity no higher than 60%.
- iii. If the LCO determines that occupancy is required before flush-out can be completed, the Space may be occupied only after delivery of a minimum of 3,500 cubic feet of outdoor air per square foot of gross floor area while maintaining an internal temperature of at least 60°F (15°C) and no higher than 80°F (27°C) and relative humidity no higher than 60%. Once the Space is occupied, it must be ventilated at a minimum rate of 0.30 cubic foot per minute (cfm) per square foot of outdoor air or greater. During each day of the flush-out period, ventilation must begin at least three hours before occupancy and continue during occupancy. These conditions must be maintained until a total of 14,000 cubic feet per square foot of outdoor air (4 270 liters of outdoor air per square meter) has been delivered to the space.
- iv. The Lessor shall provide a signed statement explaining how all HVAC systems serving the leased Space will achieve the desired ventilation of the Space during the flush-out period.

## 2. For leases less than 10,000 RSF, the Lessor shall sufficiently flush-out or ventilate the area(s) following construction and prior to occupancy in order to remove any detectable odors or visible dust related to the work.

**3.51 SYSTEMS COMMISSIONING (OCT 2021)**

A. The Lessor shall incorporate commissioning requirements to verify that the installation and performance of energy consuming systems meet the Government's project requirements. These systems include, at a minimum, heating, ventilating, air conditioning and refrigeration (HVAC&R) systems and associated controls, lighting controls, and domestic hot water systems. The commissioning shall cover work associated with TIs or alterations. In instances involving minimal improvements, recommissioning is required to ensure that the systems are operating properly. In the event the Government exercises a renewal option, recommissioning is required within 60 days after the exercising of the option.

B. The Lessor shall submit a written commissioning plan prior to completion of DIDs. In instances involving minimal improvements not requiring DIDs, the plan is due within 60 days prior to Space acceptance. The plan shall include:

- 1. A schedule of systems commissioning (revised as needed during all construction phases of the project, with such revisions provided to the LCO immediately); and
- 2. A description of how commissioning requirements will be met and confirmed.

**3.52 ~~DUE DILIGENCE AND NATIONAL ENVIRONMENTAL POLICY ACT REQUIREMENTS – LEASE (SEP 2014)~~ INTENTIONALLY DELETED****3.53 ~~NATIONAL HISTORIC PRESERVATION ACT REQUIREMENTS – LEASE (SEP 2014)~~ INTENTIONALLY DELETED**

## SECTION 4 DESIGN, CONSTRUCTION, AND POST AWARD ACTIVITIES

### 4.01 SCHEDULE FOR COMPLETION OF SPACE (OCT 2022)

Construction activities for the Space shall commence upon Lease award.

Construction of TIs and completion of other required construction work: The Lessor shall complete all work as required in this Lease not later than **120** Working Days following Lease award.

### 4.02 CONSTRUCTION DOCUMENTS (OCT 2022)

The Lessor's CDs shall include, and not be limited to, all mechanical, electrical, plumbing, fire protection, life safety, lighting, structural, security, and architectural improvements scheduled for inclusion into the Space. CDs shall be annotated with all applicable specifications. CDs shall also clearly identify TIs already in place and the work to be done by the Lessor or others. Notwithstanding the Government's review of the CDs, the Lessor is solely responsible and liable for their technical accuracy and compliance with all applicable Lease requirements.

### 4.03 TENANT IMPROVEMENTS PRICE PROPOSAL (OCT 2022)

A. The Lessor's TI price proposal shall be supported by sufficient cost or pricing data to enable the Government to evaluate the reasonableness of the proposal, or documentation that the Proposal is based upon competitive proposals (as described below) obtained from entities not affiliated with the Lessor. Any work shown on the CDs that is required to be included in the Building shell rent or already priced as BSAC shall be clearly identified and excluded from the TI price proposal. After negotiation and acceptance of the TI price, GSA shall issue a NTP to the Lessor.

B. Under the provisions of FAR Subpart 15.4, the Lessor shall submit a TI price proposal with information that is adequate for the Government to evaluate the reasonableness of the price or determining cost realism for the TIs within the time frame specified in this section. The TI price proposal shall use the fee rates specified in the "Tenant Improvement and BSAC Fee Schedule" paragraph of this Lease. The Lessor shall exclude from the TI price proposal all costs for fixtures and/or other TIs already in place, provided the Government has accepted same. However, the Lessor will be reimbursed for costs to repair or improve the fixture(s) and/or any other improvements already in place. The Lessor must provide certified cost or pricing data for TI proposals exceeding the threshold in FAR ~~15.403-4~~, to establish a fair and reasonable price. For TI proposals that do not exceed the threshold in FAR 15-403-4, the Lessor shall submit adequate documentation to support the reasonableness of the price proposal as determined by the LCO.

C. The TIs scope of work includes the Lease, the DIDs, the CDs, and written specifications. In cases of discrepancies, the Lessor shall immediately notify the LCO for resolution. All differences will be resolved by the LCO in accordance with the terms and conditions of the Lease.

D. In lieu of requiring the submission of detailed cost or pricing data as described above, the Government (in accordance with FAR 15.403) is willing to negotiate a price based upon the results of a competitive proposal process. A minimum of two qualified general contractors (GCs) shall be invited by the Lessor to participate in the competitive proposal process. Each participant shall compete independently in the process. In the absence of sufficient competition from the GCs, a minimum of two qualified subcontractors from each trade of the Tenant Improvement Cost Summary (TICS) Table (described below) shall be invited to participate in the competitive proposal process.

E. Each TI proposal shall be (1) submitted by the proposed general contractors (or subcontractors) using the TICS Table in CSI Masterformat (filling out all sheets, including each division tab, as necessary); (2) reviewed by the Lessor prior to submission to the Government to ensure compliance with the scope of work (specified above) and the proper allocation of shell and TI costs; and (3) reviewed by the Government. General contractors shall submit the supporting bids from the major subcontractors along with additional backup to the TICS Table in a format acceptable to the Government.

F. Unless specifically designated in this Lease as a TI or BSAC cost, all construction costs shall be deemed to be included in the Shell Rent. Any costs in the GC's proposal for Building shell items shall be clearly identified on the TICS Table separately from the TI costs.

G. The Government reserves the right to determine if bids meet the scope of work, that the price is reasonable, and that the Lessor's proposed subcontractors are qualified to perform the work. The Government reserves the right to reject all bids at its sole discretion. The Government reserves the right to attend or be represented at all negotiation sessions between the Lessor and potential subcontractors.

H. The Lessor shall demonstrate to the Government that best efforts have been made to obtain the most competitive prices possible, and the Lessor shall accept responsibility for all prices through direct contracts with all subcontractors. The LCO shall issue to the Lessor a NTP with the TIs upon the Government's sole determination that the Lessor's proposal is acceptable. The Lessor shall complete the work within the time frame specified in this section of the Lease.

### 4.04 BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC) PRICE PROPOSAL (OCT 2022) INTENTIONALLY DELETED

### 4.05 GREEN LEASE SUBMITTALS (OCT 2021) INTENTIONALLY DELETED

### 4.06 CONSTRUCTION SCHEDULE AND INITIAL CONSTRUCTION MEETING (OCT 2022) INTENTIONALLY DELETED

### 4.07 PROGRESS REPORTS (OCT 2020) INTENTIONALLY DELETED

### 4.08 CONSTRUCTION INSPECTIONS (SEP 2015) INTENTIONALLY DELETED

**4.09 ACCESS BY THE GOVERNMENT PRIOR TO ACCEPTANCE (OCT 2022) INTENTIONALLY DELETED****4.10 ACCEPTANCE OF SPACE AND CERTIFICATE OF OCCUPANCY (OCT 2021)**

A. Ten (10) Working Days prior to the completion of the Space, the Lessor shall issue written notice to the Government to schedule the inspection of the Space for acceptance. The Government shall accept the Space only if the construction of Building shell and TIs conforming to this Lease and the approved DIDs, if applicable, is substantially complete, a Certificate of Occupancy (C of O) has been issued as set forth below, and the Building improvements necessary for acceptance as described in the paragraph "Building Improvements" are completed.

B. The Space shall be considered substantially complete only if the Space may be used for its intended purpose, and completion of remaining work will not interfere unreasonably with the Government's enjoyment of the Space. Acceptance shall be final and binding upon the Government with respect to conformance of the completed TIs to the approved DIDs, with the exception of items identified on a punch list generated as a result of the inspection, concealed conditions, latent defects, or fraud, but shall not relieve the Lessor of any other Lease requirements.

C. The Lessor shall provide a valid C of O, issued by the local jurisdiction, for the intended use of the Government. If the local jurisdiction does not issue C of O's or if the C of O is not available, the Lessor may satisfy this condition by providing a report prepared by a licensed fire protection engineer that indicates the Space and Building are compliant with all applicable local codes and ordinances and all fire protection and life safety-related requirements of this Lease.

A. The Government will not be required to accept space prior to the schedule outlined in this Lease.

B. If applicable, upon acceptance of the Space, the Government will issue lump sum payment to the Lessor after substantial completion, in accordance with invoicing procedures outlined under any lease amendment(s) authorizing such lump sum payment. The Government shall not issue this payment in increments or as partial payments.

**4.11 LEASE TERM COMMENCEMENT DATE AND RENT RECONCILIATION (OCT 2021) INTENTIONALLY DELETED****4.12 AS-BUILT DRAWINGS (OCT 2021)**

Not later than **60** days after the acceptance of the Space, the Lessor, at Lessor's expense, shall furnish to the Government a complete set of Computer Aided Design (CAD) files of as-built floor plans showing the Space under Lease, as well as corridors, stairways, and core areas. As-built drawings shall include those for Civil, Architectural, Mechanical, Electrical, and Plumbing features, including, but not limited to, those for IT, Communications, Security, and Fire Protection. The plans shall have been generated by a CAD program which is compatible with the latest release of AutoCAD. The required file extension is ".DWG." Clean and purged files shall be submitted in a digital format. They shall be labeled with Building name, address, list of drawing(s), date of the drawing(s), and Lessor's architect and architect's phone number.

**4.13 GSAR 552.270-15 LIQUIDATED DAMAGES (DEVIATION) (SEP 2022) INTENTIONALLY DELETED****4.14 SEISMIC RETROFIT (SEP 2013) INTENTIONALLY DELETED****4.15 LESSOR'S PROJECT MANAGEMENT RESPONSIBILITIES (OCT 2022)**

A. The Lessor's project management fee shall cover all of the Lessor's project management costs associated with the delivery of Tenant Improvements and BSAC, if applicable, including, but not limited to:

1. Legal fees
2. Travel costs
3. Insurance
4. Home office overhead and other indirect costs
5. Carrying costs, exclusive of the TI and BSAC amortization rate. Carrying costs are those costs of capital incurred for the delivery of TI and BSAC, for the period starting from Lessor's outlay of funds, until the Lease Term Commencement Date.
6. Municipal, county, or state fees (not related to sales tax or construction permits associated with TI and BSAC buildout)
7. TI and BSAC proposal preparation costs
8. Lessor's labor costs related to the management of the TI and BSAC build-out.

**4.16 GOVERNMENT PROJECT MANAGEMENT SYSTEM (OCT 2022)**

The Government may require the Lessor to use the Government's project management system for post-award and post-occupancy activities. This includes, but is not limited to, managing design submittals (DIDs, CD, as-builts), schedule submissions, pricing proposals, requests for information (RFI), reuse plans, commissioning plans, and product data sheets. Licensing costs and access to the system are the responsibility of the Government.

## SECTION 5 TENANT IMPROVEMENT COMPONENTS

### 5.01 TENANT IMPROVEMENT REQUIREMENTS (OCT 2016)

The TIs shall be designed, constructed, and maintained in accordance with the standards set forth in this Lease. For pricing, only those requirements designated within this Section 5, or designated as TIs within the attached agency requirements and Security Requirements, shall be deemed to be TI costs.

### 5.02 TENANT IMPROVEMENT SPECIFICATIONS (SEP 2015)

With respect to the following bulleted paragraphs, the Government accepts the tenant improvements in their existing condition. Notwithstanding this acceptance, the requirements under these paragraphs shall pertain to future repair or replacement due to maintenance or alterations performed throughout the term of the Lease.

- A. DOORS: INTERIOR
- B. DOORS: HARDWARE
- C. PARTITIONS; SUBDIVIDING
- D. HEATING AND AIR CONDITIONING
- E. ELECTRICAL: DISTRIBUTION
- F. LIGHTING: INTERIOR AND PARKING - TI

### 5.03 FINISH SELECTIONS (SEP 2015)

The Lessor must consult with the Government prior to developing a minimum of three (3) finish options to include coordinated samples of finishes for all interior elements such as paint, wall coverings, base coving, carpet, window treatments, laminates, and flooring. All samples provided must comply with specifications set forth elsewhere in this Lease. All required finish option samples must be provided at no additional cost to the Government within 10 Working Days after initial submission of DIDs, if applicable. GSA must deliver necessary finish selections to the Lessor within 10 Working Days after receipt of samples. The finish options must be approved by GSA prior to installation. The Lessor may not make any substitutions after the finish option is selected.

### 5.04 WINDOW COVERINGS (JUN 2012) INTENTIONALLY DELETED

### 5.05 DOORS: SUITE ENTRY (OCT 2022) INTENTIONALLY DELETED

### 5.06 DOORS: INTERIOR (OCT 2022) INTENTIONALLY DELETED

### 5.07 DOORS: HARDWARE (SEP 2013)

Doors shall have door handles or door pulls with heavyweight hinges. The Lessor is encouraged to avoid the use of chrome-plated hardware. All doors shall have corresponding doorstops (wall- or floor-mounted) and silencers. All door entrances leading into the Space from public corridors and exterior doors shall have automatic door closers. Doors designated by the Government shall be equipped with 5-pin, tumbler cylinder locks and strike plates. All locks shall be master keyed. Furnish at least two master keys for each lock to the Government. Any exterior entrance shall have a high security lock, with appropriate key control procedures, as determined by Government specifications. Hinge pins and hasps shall be secured against unauthorized removal by using spot welds or pinned mounting bolts. The exterior side of the door shall have a lock guard or astragal to prevent tampering of the latch hardware. Doors used for egress only shall not have any operable exterior hardware. All security-locking arrangements on doors used for egress shall comply with requirements of NFPA 101 or the International Building Code current as of the Lease Award Date.

### 5.08 DOORS: IDENTIFICATION (JUN 2012) INTENTIONALLY DELETED

### 5.09 PARTITIONS: SUBDIVIDING (OCT 2022)

A. Office subdividing partitions shall comply with applicable building codes and local requirements and ordinances and shall be provided as part of the TIs. Partitioning shall be designed to provide a minimum sound transmission class (STC) of 45 with a noise isolation criteria (NIC) of no less than 35. The Government reserves the right to independently test these levels.

B. Partitioning shall be installed by the Lessor at locations to be determined by the Government as identified in the DIDs, if applicable. They shall have a flame spread rating of 25 or less and a smoke development rating of 450 or less (ASTM E-84).

C. HVAC shall be rebalanced and lighting repositioned, as appropriate, after installation of partitions.

D. If installed in accordance with the "Automatic Fire Sprinkler System" and "Fire Alarm System" paragraphs, sprinklers and fire alarm notification appliances shall be repositioned as appropriate after installation of partitions to maintain the level of fire protection and life safety.

E. Partitioning requirements may be satisfied with existing partitions if they meet the Government's standards and layout requirements.

F. For leases 10,000 RSF or greater where the Government is a sole tenant of the Building, the Lessor is encouraged to use materials for newly installed gypsum board meeting applicable environmentally preferable criteria that are recommended in the Green Procurement Compilation at

[HTTPS://SFTOOL.GOV/GREENPROCUREMENT](https://SFTOOL.GOV/GREENPROCUREMENT). The Lessor shall use products with Environmental Product Declarations (EPDs) to the maximum extent practicable.

#### 5.10 WALL FINISHES (OCT 2019)

If the Government chooses to install a wall covering, the following specifications shall apply:

- A. Commercial grade, weighing not less than 13 ounces per square yard.
- B. For leases 10,000 RSF or greater, wall covering shall be vinyl-free, chlorine-free, plasticizer-free, with recycled or bio-based content. If the Government chooses to install a high-performance paint coating, it shall comply with the VOC limits of the Green Seal Standard GS-11.

#### 5.11 PAINTING – TI (OCT 2022)

- A. Prior to acceptance, all surfaces within the Space which are designated by GSA for painting shall be newly finished in colors and type of paint acceptable to the Government.
- B. For leases 10,000 RSF or greater, the Lessor shall provide interior paints, primers, coatings, stains, and sealers that meet applicable, statutory, environmentally preferable criteria as outlined under the Green Procurement Compilation at [HTTPS://SFTOOL.GOV/GREENPROCUREMENT](https://SFTOOL.GOV/GREENPROCUREMENT) and the PAIN SECTION.

#### 5.12 FLOOR COVERINGS AND PERIMETERS (OCT 2022)

- A. Broadloom carpet or carpet tiles shall meet the requirements set forth in the specifications below. Floor perimeters at partitions shall have wood, rubber, vinyl, or carpet base. Floor covering shall be installed in accordance with manufacturing instructions to lay smoothly and evenly.
- B. The use of existing carpet may be approved by the Government; however, existing carpet shall be repaired, stretched, and cleaned before occupancy and shall meet the static buildup requirement as stated in the specifications below.
- C. Any alternate flooring shall be pre-approved by the Government.
- D. SPECIFICATIONS FOR CARPET TO BE NEWLY INSTALLED OR REPLACED

1. Product sustainability and environmental requirements. For leases 10,000 RSF or greater, floor covering and perimeter products must meet applicable, statutory, environmentally preferable criteria as outlined under the Green Procurement Compilation. See the sections on CARPET, FLOOR COVERINGS (NON-CARPET), and FLOOR TILES. The Lessor shall use product with Environmental Product Declarations (EPDs) to the maximum extent practicable.
2. Face fiber content. Face yarn must be 100 percent nylon fiber. Loop Pile shall be 100 percent Bulk Continuous Filament (BCF); cut and loop shall be 100 percent BCF for the loop portion and may be BCF or staple for the cut portion; cut pile carpet shall be staple or BCF.
3. Performance requirements for broadloom and modular tile:
  - a. Static: Less than or equal to 3.5 kV when tested by AATCC Test Method 134 (Step Test Option).
  - b. Flammability: Meets CPSC-FF-1-70, DOC-FF-1-70 Methenamine Tablet Test criteria.
  - c. Flooring Radiant Panel Test: Meets NFPA 253 Class I or II depending upon occupancy and fire code when tested under ASTM E-648 for glue down installation.
  - d. Smoke Density: NBS Smoke Chamber - Less than 450 Flaming Mode when tested under ASTM E-662.

**NOTE:** Testing must be performed in a NVLAP accredited laboratory.

4. Texture Appearance Retention Rating (TARR). Carpet must meet TARR rating of at least 3.0 TARR for moderate traffic areas such as private offices, and heavy traffic areas such as training space, conference rooms, courtrooms, etc., and at least 3.5 TARR for severe traffic areas, including open office space, cafeteria, corridors and lobbies. The carpet must be evaluated using ASTM D-5252 Hexapod Drum Test as per the commercial carpet test procedure and the TARR classification determined using ASTM D-7330.
5. Carpet reclamation. Reclamation of existing carpet to be determined with potential vendor. When carpet is replaced, submit certification documentation from the reclamation facility to the LCO.
6. Warranty. Submit a copy of the manufacturer's standard warranty to the LCO within the first 60 days of Government occupancy. The Government is to be a beneficiary of the terms of this warranty.

#### 5.13 HEATING AND AIR CONDITIONING (JUN 2012)

Zone Control. Provide individual thermostat control for office Space with control areas not to exceed 1,500 ABOA SF. Interior spaces must be separately zoned. Specialty occupancies (conference rooms, kitchens, etc.) must have active controls capable of sensing Space use and modulating HVAC system in response to Space demand. Areas that routinely have extended hours of operation shall be environmentally controlled through dedicated heating and air conditioning equipment. Special purpose areas (such as photocopy centers, large conference rooms, computer rooms, etc.) with an internal



cooling load in excess of 5 tons shall be independently controlled. Provide concealed package air conditioning equipment to meet localized spot cooling of tenant special equipment. Portable space heaters are prohibited.

#### **5.14 ELECTRICAL: DISTRIBUTION (SEP 2015)**

A. All electrical, telephone, and data outlets within the Space shall be installed by the Lessor in accordance with the DIDs, if applicable. All electrical outlets shall be installed in accordance with NFPA Standard 70.

B. All outlets within the Space shall be marked and coded for ease of wire tracing; outlets shall be circuited separately from lighting. All floor outlets shall be flush with the plane of the finished floor. Outlet cover colors shall be coordinated with partition finish selections.

C. The Lessor shall in all cases safely conceal outlets and associated wiring (for electricity, voice, and data) to the workstation(s) in partitions, ceiling plenums, in recessed floor ducts, under raised flooring, or by use of a method acceptable to the Government.

#### **5.15 TELECOMMUNICATIONS: DISTRIBUTION AND EQUIPMENT (JUN-2012) INTENTIONALLY DELETED**

#### **5.16 TELECOMMUNICATIONS: LOCAL EXCHANGE ACCESS (AUG-2008) INTENTIONALLY DELETED**

#### **5.17 DATA DISTRIBUTION (OCT-2020) INTENTIONALLY DELETED**

#### **5.18 ELECTRICAL, TELEPHONE, DATA FOR SYSTEMS FURNITURE (OCT-2022) INTENTIONALLY DELETED**

#### **5.19 LIGHTING: INTERIOR AND PARKING – TI (SEP 2015)**

A. **FIXTURES:** Once the design intent drawings are approved, the Lessor shall design and provide interior lighting to comply with requirements under the paragraph, "Lighting: Interior and Parking – Shell." Any additional lighting fixtures and/or components required beyond what would have been provided for an open office plan (shell) are part of the TIs.

B. **PENDANT STYLE FIXTURES:** If pendant style lighting fixtures are used, the increase between the number of fixtures required in the Building shell and the Space layout is part of the TIs.

C. **MIXED FIXTURES:** DIDs, if applicable, may require a mixed use of recessed or pendant style fixtures in the Space.

D. **BUILDING PERIMETER:** There may be additional requirements for lighting in exterior parking areas, vehicle driveways, pedestrian walkways, and Building perimeter in the Security Requirements attached to this Lease.

#### **5.20 AUTOMATIC FIRE SPRINKLER SYSTEM - TI (OCT 2016)**

Where sprinklers are required in the Space, sprinkler mains and distribution piping in a "protection" layout (open plan) with heads turned down with an escutcheon or trim plate shall be provided as part of Shell rent. Any additional sprinkler fixtures and/or components required in the Space beyond what would have been provided for an open office plan (shell) are part of the TIs.

## SECTION 6 UTILITIES, SERVICES, AND OBLIGATIONS DURING THE LEASE TERM

### 6.01 PROVISION OF SERVICES, ACCESS, AND NORMAL HOURS (OCT 2022)

A. The Government's normal hours of operations are established as **7:00 AM to 6:00 PM**, Monday through Friday, with the exception of Federal holidays. Services, maintenance, and utilities shall be provided during these hours. The Government shall have access to the Premises and its Appurtenant Areas at all times without additional payment, including the use, during other than normal hours, of necessary services and utilities such as elevators, restrooms, lights, and electric power. Cleaning shall be performed during normal hours.

B. The Lessor and the Lessor's representatives, employees and subcontractors shall demonstrate a cooperative, positive, welcoming, respectful, professional and business-like demeanor and shall present a neat, clean, job-appropriate (professional) appearance.

### 6.02 UTILITIES (OCT 2022) INTENTIONALLY DELETED

### 6.03 UTILITIES SEPARATE FROM RENTAL/BUILDING OPERATING PLAN (OCT 2020)

A. If any utilities are excluded from the rental consideration, the Lessor shall obtain a statement from a registered professional engineer stating that all HVAC, plumbing, and other energy intensive Building systems can operate under the control conditions stated in the Lease. The statement shall also identify all Building systems which do not conform to the system performance values, including the "recommended" or "suggested" values of ANSI/ASHRAE Standard 90.1, Energy Standard for Buildings Except Low-Rise Residential Buildings, according to the version that corresponds with how the Building systems were designed to perform, or state or local codes.

B. The Lessor shall provide and install as part of shell rent, separate meters for utilities. Sub meters are not acceptable. The Lessor shall furnish in writing to the Government, prior to occupancy by the Government, a record of the meter numbers and verification that the meters measure Government usage only. Proration is not permissible. In addition, an automatic control system shall be provided to assure compliance with heating and air conditioning requirements.

C. The Building operating plan shall be in effect as of the Lease Term Commencement Date and shall include a schedule of startup and shutdown times for operation of each Building system, such as lighting, HVAC, and plumbing.

### 6.04 UTILITY CONSUMPTION REPORTING (OCT 2016) INTENTIONALLY DELETED

### 6.05 HEATING AND AIR CONDITIONING (OCT 2022)

A. In all office areas, temperatures shall conform to local commercial equivalent temperature levels and operating practices in order to maximize tenant satisfaction. Thermostats shall be set to maintain temperatures of 72 degrees F (+/- 3 degrees) during the heating season and 75 degrees F (+/- 3 degrees) during the cooling season. These temperatures shall be maintained throughout the leased Premises and service areas, regardless of outside temperatures, during the hours of operation specified in the Lease. The Lessor shall perform any necessary systems start-up required to meet the commercially equivalent temperature levels prior to the first hour of each day's operation. At all times, the dew point shall be maintained below 55 degrees F in occupied spaces, and below 60 degrees F in unoccupied spaces.

B. During non working hours, heating temperatures shall be set no higher than 55° Fahrenheit, and air conditioning shall not be provided except as necessary to return Space temperatures to a suitable level for the beginning of working hours. Thermostats shall be secured from manual operation by key or locked cage. A key shall be provided to the Government's designated representative.

C. Warehouse or garage areas require heating and ventilation only. Cooling of this Space is not required. Temperature of warehouse or garage areas shall be maintained at a minimum of 50° Fahrenheit.

D. The Lessor shall conduct HVAC system balancing after any HVAC system alterations during the term of the Lease and shall make a reasonable attempt to schedule major construction outside of office hours.

E. Normal HVAC systems' maintenance shall not disrupt tenant operations.

F. Approximately **4,000** ABOA SF of the Premises shall receive cooling at all times (24 hrs a day, 365 days a year) for purposes of cooling the designated server room. The temperature of this room shall be maintained **between 68 and 71** degrees F, with humidity control not to exceed 60% relative humidity, regardless of outside temperature or seasonal changes.

G. INTENTIONALLY DELETED

H. INTENTIONALLY DELETED

### 6.06 OVERTIME HVAC USAGE (OCT 2020)

If there is to be a charge for heating or cooling outside of the Building's normal hours, such services shall be provided at the hourly rates set forth elsewhere in the Lease. Overtime usage services may be ordered by the Government's authorized representative only.

When the cost of service is \$10,000 or less, the service may be ordered orally. An invoice shall be submitted to the official placing the order for certification and payment. Orders for services costing more than \$10,000 shall be placed using GSA Form 300, Order for Supplies or Services, or other approved service requisition procurement document. An invoice conforming to the requirements of this Lease shall be submitted to the official placing the order for certification and payment.

Failure to submit a proper invoice within 120 days of providing overtime utilities shall constitute a waiver of the Lessor's right to receive any payment for such overtime utilities pursuant to this Lease.

#### 6.07 JANITORIAL SERVICES (OCT 2021)

The Lessor shall maintain the Premises and all areas of the Property to which the Government has routine access, including high-touch surfaces (e.g., door knobs, light switches, handles, handrails, and elevator buttons) in a clean condition and shall provide supplies and equipment for the term of the Lease. The following schedule describes the level of services intended. Performance will be based on the LCO's evaluation of results, not the frequency or method of performance.

A. Daily. Empty trash receptacles. Sweep entrances, lobbies, and corridors. Spot sweep floors, and spot vacuum carpets. Clean drinking fountains. Sweep and damp mop or scrub restrooms. Clean all restroom fixtures and replenish restroom supplies. Dispose of all trash and garbage generated in or about the Building. Wash inside and out or steam clean cans used for collection of food remnants from snack bars and vending machines. Dust horizontal surfaces that are readily available and visibly require dusting. Spray buff resilient floors in main corridors, entrances, and lobbies. Clean elevators and escalators. Remove carpet stains. Police sidewalks, parking areas, and driveways. Sweep loading dock areas and platforms. Clean glass entry doors to the Space. Clean all high-touch surfaces.

B. Three times a week. Sweep or vacuum stairs.

C. Weekly. Damp mop and spray buff all resilient floors in restrooms and health units. Sweep sidewalks, parking areas, and driveways (weather permitting).

D. Every two weeks. Spray buff resilient floors in secondary corridors, entrance, and lobbies. Damp mop and spray buff hard and resilient floors in office Space.

E. Monthly. Thoroughly dust furniture. Completely sweep and/or vacuum carpets. Sweep storage Space. Spot clean all wall surfaces within 70 inches of the floor.

F. Every two months. Damp wipe restroom wastepaper receptacles, stall partitions, doors, window sills, and frames. Shampoo entrance and elevator carpets.

G. Three times a year. Dust wall surfaces within 70 inches of the floor, vertical surfaces and under surfaces. Clean metal and marble surfaces in lobbies. Wet mop or scrub garages.

H. Twice a year. Wash all interior and exterior windows and other glass surfaces. Strip and apply four coats of finish to resilient floors in restrooms. Strip and refinish main corridors and other heavy traffic areas.

I. Annually. Wash all venetian blinds, and dust 6 months from washing. Vacuum or dust all surfaces in the Building more than 70 inches from the floor, including light fixtures. Vacuum all draperies in place. Strip and refinish floors in offices and secondary lobbies and corridors. Shampoo carpets in corridors and lobbies. Clean balconies, ledges, courts, areaways, and flat roofs.

J. Every two years. Shampoo carpets in all offices and other non-public areas.

K. Every five years. Dry clean or wash (as appropriate) all draperies.

L. As required. Properly maintain plants and lawns. Provide initial supply, installation, and replacement of light bulbs, tubes, ballasts, and starters. Provide and empty exterior ash cans and clean area of any discarded cigarette butts.

M. Pest control. Control pests as appropriate, using Integrated Pest Management techniques, as specified by the U.S. Environmental Protection Agency at [HTTPS://WWW.EPA.GOV/IPM/INTRODUCTION-INTEGRATED-PEST-MANAGEMENT](https://www.epa.gov/ipm/introduction-integrated-pest-management).

#### 6.08 SELECTION OF CLEANING PRODUCTS (OCT 2022)

For leases 10,000 RSF or greater where the Government is a sole occupant of the Building, the Lessor shall use cleaning products (including general purpose cleaners, floor cleaners, hand soap, etc.) that meet applicable, statutory, environmentally preferable criteria as outlined under the Green Procurement Compilation at [HTTPS://SFTOOL.GOV/GREENPROCUREMENT/GREEN-PRODUCTS/5/CLEANING-PRODUCTS/0](https://sftool.gov/greenprocurement/green-products/5/cleaning-products/0).

#### 6.09 SELECTION OF PAPER PRODUCTS (OCT 2022)

For leases 10,000 RSF or greater where the Government is a sole occupant of the Building, the Lessor shall select paper and paper products (e.g., restroom tissue and paper towels) that meet applicable, statutory, environmentally preferable criteria as outlined under the Green Procurement Compilation at [HTTPS://SFTOOL.GOV/GREENPROCUREMENT/GREEN-PRODUCTS/5/CLEANING-PRODUCTS/0](https://sftool.gov/greenprocurement/green-products/5/cleaning-products/0).

#### 6.10 SNOW REMOVAL (OCT 2020)

Lessor shall provide snow removal services for the Government on all days for which this Lease has designated normal hours. Lessor shall clear parking lots if the accumulation of snow exceeds two inches. Lessor shall clear sidewalks, walkways and other entrances before accumulation exceeds 1.5 inches. The snow removal shall take place no later than 5:00 AM, without exception. Should accumulation continue throughout the day, the Lessor shall provide such additional snow removal services to prevent accumulation greater than the maximums specified in this paragraph. In addition to snow removal, the Lessor shall keep walkways, sidewalks and parking lots free of ice during the normal hours. The Lessor shall remove excess buildup of sand and/or ice melt to minimize slipping hazards. If the Building entrance(s) has a northern exposure, then Lessor shall take additional measures (e.g., more frequent snow removal or application of ice-melting agents, warning signs, etc.) to protect the safety of pedestrians.

#### 6.11 MAINTENANCE AND TESTING OF SYSTEMS (OCT 2022)

A. The Lessor is responsible for the total maintenance and repair of the leased Premises. Such maintenance and repairs include the site and private access roads. All equipment and systems shall be maintained to provide reliable, energy efficient service without unusual interruption, disturbing noises, exposure to fire or safety hazards, uncomfortable drafts, excessive air velocities, or unusual emissions of dirt. The Lessor's maintenance responsibility includes initial supply and replacement of all supplies, materials, and equipment necessary for such maintenance. Maintenance, testing, and inspection of appropriate equipment and systems shall be done in accordance with current applicable codes, and inspection certificates shall be displayed as appropriate. Upon request, copies of all records in this regard shall be forwarded to the Government's designated representative.

B. At the Lessor's expense, the Government reserves the right to require documentation of proper operations, inspection, testing, and maintenance of fire protection systems, such as, but not limited to, fire alarm, fire sprinkler, standpipes, fire pump, emergency lighting, illuminated exit signs, emergency generator, prior to occupancy to ensure proper operation. These tests shall be witnessed by the Government's designated representative.

#### 6.12 MAINTENANCE OF PROVIDED FINISHES (OCT 2016)

A. Paint, wall coverings. Lessor shall maintain all wall coverings and high performance paint coatings in "like new" condition for the life of the Lease. All painted surfaces shall be repainted at the Lessor's expense, including the moving and returning of furnishings, any time during the occupancy by the Government if the paint is peeling or permanently stained, except where damaged due to the negligence of the Government. All work shall be done after normal working hours as defined elsewhere in this Lease and the Government (tenant agency) shall make the necessary and appropriate number of escorts available. In addition to the foregoing requirement,

1. Lessor shall repaint common areas at least every three years.
2. Lessor shall perform cyclical repainting of the Space every 7 years of occupancy. This cost, including the moving and returning of furnishings, as well as disassembly and reassembly of systems furniture per manufacturer's warranty, shall be at the Lessor's expense.

B. Carpet and flooring.

1. Except when damaged by the Government, the Lessor shall repair or replace flooring at any time during the Lease term when:
  - a. Backing or underlayment is exposed;
  - b. There are noticeable variations in surface color or texture;
  - c. It has curls, upturned edges, or other noticeable variations in texture;
  - d. Tiles are loose; or,
  - e. Tears or tripping hazards are present.
2. Notwithstanding the foregoing, as part of the rental consideration, the Lessor shall replace all carpet and base coving in the Premises, including the Space and Building common areas, every 7 years, with a product which meets the requirements in the "Floor Coverings and Perimeters" paragraph in this Lease.
3. Repair or replacement shall include the moving and returning of furnishings, including disassembly and reassembly of systems furniture per manufacturer's warranty, if necessary. Work shall be performed after the normal hours established elsewhere in this Lease and the Government (tenant agency) shall make the necessary and appropriate number of escorts available.

C. The repainting and recarpeting referenced in this Section 6.12 of the Lease are capital improvements required with respect to the award of this Lease and will be performed every seven (7) years after written notice requesting the same from the Government. The repainting and recarpeting that would be required in year 14 will be performed only if the Government has exercised its first and second renewal options. During any repainting or recarpeting, the Government shall be responsible for moving all Government personal property and employee belongings and equipment, including, without limitation, all computer equipment, telecommunications equipment, and sensitive documents and files. Lessor shall move all systems furniture, as outlined in Sections 6.12(A)(2) and 6.12(C)(3) above. If the Government does not timely elect to have the Premises repainted or recarpeted the Government shall not be entitled to any credit.

#### 6.13 ASBESTOS ABATEMENT (OCT 2021)

If asbestos abatement work is to be performed in the Space after occupancy, the Lessor shall submit to the Government documentation that the abatement was done in accordance with OSHA, EPA, DOT, state, and local regulations and that final clearance is achieved.

#### 6.14 ONSITE LESSOR MANAGEMENT (APR 2011)

The Lessor shall provide an onsite Building superintendent or a locally designated representative available to promptly respond to deficiencies, and immediately address all emergency situations.

**6.15 IDENTITY VERIFICATION OF PERSONNEL (OCT 2022)**

A. The Government reserves the right to verify identities of personnel with routine and/or unaccompanied access to the Government's Space, including both pre and post occupancy periods. The Lessor shall comply with GSA personal identity verification requirements, identified in GSA Order 2181.1 GSA HSPD-12 Personal Identity Verification and Credentialing Handbook. The Lessor can find the policy and additional information at [HTTP://WWW.GSA.GOV/HSPD12](http://www.gsa.gov/hspd12). This policy requires the Government to conduct background investigations and make HSPD-12 compliant suitability determinations for all persons with routine or unaccompanied access to Government leased Space. By definition, this includes at a minimum each employee of the Lessor, as well as employees of the Lessor's contractors or subcontractors who will provide building operating services requiring routine access to the Government's leased Space for a period greater than 6 months. The Government may also require this information for the Lessor's employees, contractors, or subcontractors who will be engaged to perform alterations or emergency repairs in the Government's Space.

B. Application Process: The background investigation will be done using the Government's prescribed process. The Lessor must provide information on each of their contractor/personnel meeting the above criteria to the Government, whereupon each identified contractor/personnel will be notified with instructions for completing the identity verification application within a given time frame. The application process will include completing supplemental information forms that must be inputted into the identity verification system in order for the application to be considered complete. Additionally, the Lessor must ensure prompt completion of the fingerprint process for their contractor/personnel. Email notifications will be sent with instructions on the steps to be taken to schedule an appointment for fingerprinting at an approved regional location along with instructions on how to complete the background investigation application.

C. The Lessor must ensure the Lease Contracting Officer (or the Lease Contracting Officer's designated representative) has all of the requested documentation timely to ensure the completion of the investigation.

D. Based on the information furnished, the Government will conduct background investigations. The Lease Contracting Officer will advise the Lessor in writing if a person fails the investigation, and, effective immediately, that person will no longer be allowed to work or be assigned to work in the Government's Space.

E. Throughout the life of the Lease, the Lessor shall provide the same data for any new employees, contractors, or subcontractors who will be assigned to the Government's Space in accordance with the above criteria. All Lessor's contractor(s) and subcontractor(s) shall follow the requirements of background investigation in accordance with GSA HSPD-12 policy.

F. The Lessor is accountable for not allowing contractors to start work without the successful completion of the appropriate background investigation as required by GSA policy.

G. Access Card Retrieval/Return: Upon an Entry on Duty notification, the Government will issue a Personal Identity Verification (PIV) credential that is sometimes referred to as a GSA Access card. Lessors are responsible for all PIV credential issued to their contractors/personnel pursuant to this Lease. Lessors are specifically responsible for ensuring that all GSA PIV access cards are returned to the Lease Contracting Officer or their designee whenever their employees or a contractor no longer require access to the Space (such as When no longer needed for contract performance, upon completion of the Contractor employee's employment, and upon contract completion or termination). Additionally, the Lessor must notify the Lease Contracting Officer or their designee whenever a GSA PIV Access card is lost or stolen in which event the Lessor may be responsible for reimbursing the Government for replacement credentials at the current cost per PIV HSPD12 credential. Unreturned PIV Access cards will be considered as lost or stolen cards.

H. The Government reserves the right to conduct additional background checks on Lessor personnel and contractors with routine access to Government leased Space throughout the term of the Lease to determine who may have access to the Premises.

I. The Lease Contracting Officer may delay final payment under a contract if the Contractor fails to comply with these requirements.

J. The Lessor shall insert this paragraph in all subcontracts when the subcontractor is required to have physical access to a federally controlled facility or access to a federal information system.

**6.16 SCHEDULE OF PERIODIC SERVICES (OCT 2020)**

Upon acceptance of the Space, the Lessor shall provide the LCO with a detailed written schedule of all periodic services and maintenance to be performed other than daily, weekly, or monthly.

**6.17 LANDSCAPING (OCT 2022)**

A. For leases 10,000 RSF or greater where the Government is the sole occupant of the building, the Lessor shall use landscaping products that meet applicable, statutory, environmentally preferable criteria related to recycled content as outlined under the Green Procurement Compilation at [HTTPS://SFTOOL/GREENPROCUREMENT](https://sftool/greenprocurement) and the LANDSCAPING PRODUCTS SECTION.

B. Landscape management practices shall prevent pollution by:

1. Employing practices which avoid or minimize the need for herbicides, fertilizers and pesticides; and
2. Composting/recycling all yard waste.

C. For leases 10,000 RSF or greater where the Government is the sole occupant of the building, where technically feasible, cost-effective, and permitted by local laws and regulations, the Lessor shall utilize alternative sources of water for outdoor use, such as harvested water, treated wastewater, air handler condensate capture, gray water, or reclaimed water.

D. INTENTIONALLY DELETED

**6.18 LANDSCAPE MAINTENANCE (APR 2011)**

Landscape maintenance shall be performed during the growing season at not less than a weekly cycle and shall consist of watering, weeding, mowing, and policing the area to keep it free of debris. Pruning and fertilization shall be done on an as-needed basis. In addition, dead, dying, or damaged plants shall be replaced.

**6.19 RECYCLING (OCT 2021)**

A. For Leases 10,000 rentable SF or greater, with a Lease term greater than six months, the Lessor shall establish a recycling program for (at a minimum) paper, corrugated cardboard, glass, plastics, and metals where local markets for recovered materials exist.

B. Where state or local law, code, or ordinance requires recycling programs for the Premises, Lessor shall comply with such state and/or local law, code, or ordinance.

C. When implementing any recycling program, the Lessor shall provide an easily accessible, appropriately sized area (2 SF per 1,000 SF of Building gross floor area) that serves the Space for the collection and storage of materials for recycling. Telecom rooms are not acceptable as recycling space. During the Lease term, the Lessor agrees, upon request, to provide the Government with additional information concerning recycling programs maintained in the Building and in the Space.

D. For leases 10,000 rentable SF or greater, the Lessor shall submit a Building recycling service plan with floor plans annotating recycling area(s) as part of DIDs, if applicable, to be reflected on the CD submission.

**6.20 RANDOLPH-SHEPPARD COMPLIANCE (SEP 2013)**

During the term of the Lease, the Lessor may not establish vending facilities within the leased Space that will compete with any Randolph-Sheppard vending facilities.

**6.21 SAFEGUARDING AND DISSEMINATION OF CONTROLLED UNCLASSIFIED INFORMATION (CUI) BUILDING INFORMATION (OCT 2022)**

This clause applies to all recipients of CUI building information (which falls within the CUI Physical Security category), including offerors, bidders, awardees, contractors, subcontractors, lessors, suppliers and manufacturers.

Marking CUI. Contractors must submit any contractor-generated documents that contain building information to GSA for review and identification of any CUI building information that may be included. In addition, any documents GSA identifies as containing CUI building information must be marked in accordance with the Order and the Marking Controlled Unclassified Information Handbook (the current version may be found at [HTTPS://WWW.ARCHIVES.GOV/FILES/CUI/20161206-CUI-MARKING-HANDBOOK-V1-1.PDF](https://www.archives.gov/files/cui/20161206-CUI-MARKING-HANDBOOK-V1-1.PDF)) before the original or any copies are disseminated to any other parties. If CUI content is identified, the CO may direct the contractor, as specified elsewhere in this contract, to imprint or affix CUI document markings (CUI) to the original documents and all copies, before any dissemination, or authorized GSA employees may mark the documents.

1. Authorized recipients.

- a. Building information designated as CUI must be protected with access strictly controlled and limited to those individuals having a Lawful Government Purpose to access such information, as defined in 32 C.F.R. § 2002.4(bb). Those with such a Lawful Government Purpose may include Federal, state and local government entities, and non-governmental entities engaged in the conduct of business on behalf of or with GSA. Non-governmental entities may include architects, engineers, consultants, contractors, subcontractors, suppliers, utilities, and others submitting an offer or bid to GSA, or performing work under a GSA contract or subcontract. Recipient contractors must be registered as "active" in the System for Award Management (SAM) database at [www.sam.gov](http://www.sam.gov), and have a Lawful Government Purpose to access such information. If a subcontractor is not registered in the SAM database and has a Lawful Government Purpose to possess CUI building information in furtherance of the contract, the subcontractor must provide to the contractor its DUNS number or its tax ID number and a copy of its business license. The contractor must keep this information related to the subcontractor for the duration of the contract and subcontract.
- b. All GSA personnel and contractors must be provided CUI building information when needed for the performance of official Federal, state, and local government functions, such as for code compliance reviews and the issuance of building permits. Public safety entities such as fire and utility departments may have a Lawful Government Purpose to access CUI building information on a case-by-case basis. This clause must not prevent or encumber the necessary dissemination of CUI building information to public safety entities.

2. Dissemination of CUI building information:

- a. By electronic transmission. Electronic transmission of CUI information outside of the GSA network must use session encryption (or alternatively, file encryption) consistent with National Institute of Standards and Technology (NIST) SP 800-171. Encryption must be through an approved NIST algorithm with a valid certification, such as Advanced Encryption Standard or Triple Data Encryption Standard, in accordance with Federal Information Processing Standards Publication 140-2, Security Requirements for Cryptographic Modules, as required by GSA policy.
- b. By nonelectronic form or on portable electronic data storage devices. Portable electronic data storage devices include CDs, DVDs, and USB drives. Nonelectronic forms of CUI building information include paper documents, photographs, and film, among other formats.
  - i. By mail. Contractors must only use methods of shipping that provide services for monitoring receipt such as track and



confirm, proof of delivery, signature confirmation, or return receipt. CUI markings must not appear on the exterior of packages.

ii. In person. Contractors must provide CUI building information only to authorized recipients with a Lawful Government Purpose to access such information. Further information on authorized recipients is found in section 1 of this clause.

3. Record keeping. Contractors must maintain a list of all entities to which CUI is disseminated, in accordance with sections 2 and 3 of this clause. This list must include, at a minimum: (1) the name of the state, Federal, or local government entity, utility, or firm to which CUI has been disseminated; (2) the name of the individual at the entity or firm who is responsible for protecting the CUI building information, with access strictly controlled and limited to those individuals having a Lawful Government Purpose to access such information; (3) contact information for the named individual; and (4) a description of the CUI building information provided. Once "as built" drawings are submitted, the contractor must collect all lists maintained in accordance with this clause, including those maintained by any subcontractors and suppliers, and submit them to the CO. For Federal buildings, final payment may be withheld until the lists are received.
4. Safeguarding CUI documents. CUI building information (both electronic and paper formats) must be stored within controlled environments that prevent unauthorized access. GSA contractors and subcontractors must not take CUI building information outside of GSA or their own facilities or network, except as necessary for the performance of that contract. Access to the information must be limited to those with a Lawful Government Purpose for access.
5. Destroying CUI building information. When no longer needed, CUI building information must either be returned to the CO or destroyed in accordance with guidelines in NIST Special Publication 800-88, Guidelines for Media Sanitization.
6. Notice of disposal. The contractor must notify the CO that all CUI building information has been returned or destroyed by the contractor and its subcontractors or suppliers in accordance with paragraphs 4 and 5 of this clause, with the exception of the contractor's record copy. This notice must be submitted to the CO at the completion of the contract to receive final payment. For leases, this notice must be submitted to the CO at the completion of the lease term.
7. CUI security incidents. All improper disclosures or receipt of CUI building information must be immediately reported to the CO and the GSA Incident Response Team Center at [gsa-ir@gsa.gov](mailto:gsa-ir@gsa.gov). If the contract provides for progress payments, the CO may withhold approval of progress payments until the contractor provides a corrective action plan explaining how the contractor will prevent future improper disclosures of CUI building information. Progress payments may also be withheld for failure to comply with any provision in this clause until the contractor provides a corrective action plan explaining how the contractor will rectify any noncompliance and comply with the clause in the future.
8. Subcontracts. The contractor and subcontractors must insert the substance of this clause in all subcontracts.

## 6.22 INDOOR AIR QUALITY (OCT 2019)

A. The Lessor shall control airborne contaminants at the source and/or operate the Space in such a manner that indoor air quality action limits identified in the PBS Desk Guide for Indoor Air Quality Management (Companion to GSA Order PBS 1000.8), OSHA regulatory limits, and generally accepted consensus standards are not exceeded.

B. The Lessor shall avoid the use of products containing toxic, hazardous, carcinogenic, flammable, or corrosive ingredients as determined from the product label or manufacturer's safety data sheet. The Lessor shall use available odor-free or low odor products when applying paints, glues, lubricants, and similar wet products. When such equivalent products are not available, lessor shall use the alternate products outside normal working hours. Except in an emergency, the Lessor shall provide at least 72 hours advance notice to the Government before applying chemicals or products with noticeable odors in occupied Spaces and shall adequately ventilate those Spaces during and after application.

C. The Lessor shall serve as first responder to any occupant complaints about indoor air quality (IAQ). The Lessor shall promptly investigate such complaints and implement the necessary controls to address each complaint. Investigations shall include testing as needed, to ascertain the source and severity of the complaint.

D. The Government reserves the right to conduct independent IAQ assessments and detailed studies in Space that it occupies, as well as in space serving the Space (e.g., common use areas, mechanical rooms, HVAC systems, etc.). The Lessor shall assist the Government in its assessments and detailed studies by:

1. Making available information on Building operations and Lessor activities;
2. Providing access to Space for assessment and testing, if required; and
3. Implementing corrective measures required by the LCO. The Lessor shall take corrective action to correct any tests or measurements that do not meet GSA policy action limits in the PBS Desk Guide for Indoor Air Quality Management (Companion to GSA Order PBS 1000.8), OSHA regulatory limits, and generally accepted consensus standards.

E. The Lessor shall provide to the Government safety data sheets (SDS) upon request for the following products prior to their use during the term of the Lease: adhesives, caulking, sealants, insulating materials, fireproofing or firestopping materials, paints, carpets, floor and wall patching or leveling materials, lubricants, clear finish for wood surfaces, janitorial cleaning products, pesticides, rodenticides, and herbicides. The Government reserves the right to review such products used by the Lessor within the Space, common building areas, ventilation systems and zones serving the Space, and the area above suspended ceilings and engineering space in the same ventilation zone as the Space.

F. The Lessor shall use high efficiency (HEPA) filtration vacuums for cleaning and minimum MERV 10 rated ventilation system filtration whenever feasible.

(b) (6)

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G. The Lessor is encouraged to comply with best practices outlined in Appendix D- Indoor Air Quality in GSA Leased Facilities (Best Practices) within the PBS Desk Guide for Indoor Air Quality Management (Companion to GSA Order PBS 1000.8).

### 6.23 RADON IN AIR (OCT 2016)

A. The radon concentration in the air of the Space shall be less than 4 picoCuries per liter (pCi/L) for childcare and 25 pCi/L for all other space, herein called "GSA action levels."

B. Initial Testing:

1. The Lessor shall:

- a. Test for radon that portion of Space planned for occupancy by the Government in ground contact or closest to the ground up to and including the second floor above grade (Space on the third or higher floor above grade need not be measured);
- b. Report the results to the LCO upon award; and
- c. Promptly carry out a corrective action program for any radon concentration which equals or exceeds the GSA action levels.

2. Testing sequence. The Lessor shall measure radon by the standard test in sub-paragraph D.1, completing the test not later than 150 days after award, unless the LCO decides that there is not enough time to complete the test before Government occupancy, in which case the Lessor shall perform the short test in sub-paragraph D.2.

3. If the Space offered for Lease to the Government is in a Building under construction or proposed for construction, the Lessor, if possible, shall perform the standard test during buildout before Government occupancy of the Space. If the LCO decides that it is not possible to complete the standard test before occupancy, the Lessor shall complete the short test before occupancy and the standard test not later than 150 days after occupancy.

C. Corrective Action Program:

1. Program Initiation and Procedures.

- a. If either the Government or the Lessor detects radon at or above the GSA action levels at any time before Government occupancy, the Lessor shall carry out a corrective action program which reduces the concentration to below the GSA action levels before Government occupancy.
- b. If either the Government or the Lessor detects a radon concentration at or above the GSA action levels at any time after Government occupancy, the Lessor shall promptly carry out a corrective action program which reduces the concentration to below the GSA action levels.
- c. If either the Government or the Lessor detects a radon concentration at or above the GSA action levels at any time after Government occupancy, the Lessor shall promptly restrict the use of the affected area and shall provide comparable temporary space for the tenants, as agreed to by the Government, until the Lessor carries out a prompt corrective action program which reduces the concentration to below the GSA action levels and certifies the Space for re-occupancy.
- d. The Lessor shall provide the Government with prior written notice of any proposed corrective action or tenant relocation. The Lessor shall promptly revise the corrective action program upon any change in Building condition or operation which would affect the program or increase the radon concentration to or above the GSA action levels.

2. The Lessor shall perform the standard test in sub-paragraph D.1 to assess the effectiveness of a corrective action program. The Lessor may also perform the short test in sub-paragraph D.2 to determine whether the Space may be occupied but shall begin the standard test concurrently with the short test.

3. All measures to accommodate delay of occupancy, corrective action, tenant relocation, tenant re-occupancy, or follow-up measurement, shall be provided by the Lessor at no additional cost to the Government.

4. If the Lessor fails to exercise due diligence, or is otherwise unable to reduce the radon concentration promptly to below the GSA action levels, the Government may implement a corrective action program and deduct its costs from the rent.

D. Testing Procedures:

1. Standard Test. Place alpha track detectors throughout the required area for 91 or more days so that each covers no more than 2,000 ABOA SF. Use only devices listed in the EPA Radon Measurement Proficiency Program (RMP) application device checklists. Use a laboratory rated proficient in the EPA RMP to analyze the devices. Submit the results and supporting data (sample location, device type, duration, radon measurements, laboratory proficiency certification number, and the signature of a responsible laboratory official) within 30 days after the measurement.

2. Short Test. Place alpha track detectors for at least 14 days, or charcoal canisters for 2 days to 3 days, throughout the required area so that each covers no more than 2,000 ABOA SF, starting not later than 7 days after award. Use only devices listed in the EPA RMP application device checklists. Use a laboratory rated proficient in the EPA RMP to analyze the devices. Submit the results and supporting data within 30 days after the measurement. In addition, complete the standard test not later than 150 days after Government occupancy.

**6.24 RADON IN WATER (JUN 2012) INTENTIONALLY DELETED****6.25 HAZARDOUS MATERIALS (SEP 2013)**

A. The leased Space shall be free of hazardous materials, hazardous substances, and hazardous wastes, as defined by and according to applicable Federal, state, and local environmental regulations. Should there be reason to suspect otherwise, the Government reserves the right, at Lessor's expense, to require documentation or testing to confirm that the Space is free of all hazardous materials.

B. Lessor shall, to the extent of its knowledge, notify Government of the introduction of any hazardous materials onto the Property by Lessor or others, including but not limited to, co-tenants occupying Space in the Building.

**6.26 MOLD (OCT 2021)**

A. Actionable mold is either visible mold or airborne mold of types and concentrations in excess of that found in the local outdoor air or non-problematic control areas elsewhere in the same building, whichever is lower. The Lessor shall safely remediate all actionable mold in accordance with sub-paragraph C below.

B. The Lessor shall provide Space to the Government that is free from ongoing water leaks or moisture infiltration. The Space and ventilation zones serving the Space shall also be free of actionable mold.

C. Within 48 hours following a flood, plumbing leak or heavy rain whereby the Government Space or air zones serving the Space may have become moisture damaged, the Lessor shall repair any leakage sources and remediate the moisture damage. Whenever moisture damage or infiltration persists such that: mold is visible, mold odors are present, or occupants register complaints about mold, the Lessor shall employ a board-certified industrial hygienist to inspect and evaluate the Space and air zones serving the Space for visible and/or actionable mold presence; inspection shall take place as soon as possible but no later than 15 calendar days following identification of a potential mold issue as described above. Notwithstanding the above, when a board-certified industrial hygienist is not available to perform this inspection, the Lessor may, upon written request and the Government's approval, employ an environmental consultant experienced in mold assessment. The Lessor shall promptly furnish the mold report to the Government. After all leaks have been identified and corrected, the Lessor shall safely remediate all visible moldy and/or water damaged materials identified by the consultant using a qualified remediation contractor following the methods identified in "Mold Remediation in Schools and Commercial Buildings" (EPA 402-K-01-001, September 2008 or ANSI/IICRC S520-2015: Standard for Professional Mold Remediation) and all applicable state laws pertaining to mold remediation practices. Remediation shall also remove actionable mold levels. Remediation shall be completed within a time frame acceptable to the Lease Contracting Officer which shall be no later than 90 calendar days following confirmation of the presence of actionable mold.

D. The presence of actionable mold in the Premises may be treated as a Casualty, as determined by the Government, in accordance with the Fire and Other Casualty clause contained in the General Clauses of this Lease. In addition to the provisions of the Fire and Other Casualty clause of this Lease, should a portion of the Premises be determined by the Government to be un-tenantable due to an act of negligence by the Lessor or his agents, the Lessor shall provide reasonably acceptable alternative Space at the Lessor's expense, including the cost of moving, and any required alterations.

**6.27 OCCUPANT EMERGENCY PLANS (OCT 2020)**

The Lessor is required to cooperate, participate and comply with the development and implementation of the Government's Occupant Emergency Plan (OEP) and a supplemental Shelter-in Place (SIP) Plan. Periodically, the Government may request that the Lessor assist in reviewing and revising its OEP and SIP. The Plan, among other things, will include evacuation procedures and an annual emergency evacuation drill, emergency shutdown of air intake procedures, and emergency notification procedures for the Lessor's Building engineer or manager, Building security, local emergency personnel, and Government agency personnel.

**6.28 FLAG DISPLAY (OCT 2016)**

If the Lessor has supplied a flagpole on the Property as a requirement of this Lease, the Lessor shall be responsible for flag display on all workdays and Federal holidays. The Lessor may illuminate the flag in lieu of raising and lowering the flag daily. The Lessor shall register with the Federal Protective Service (FPS) MegaCenter in order to receive notifications regarding when flags shall be flown at half-staff, as determined by Executive Order.

## SECTION 7 ADDITIONAL TERMS AND CONDITIONS

### 7.01 SECURITY REQUIREMENTS (OCT 2021)

The Lessor agrees to the requirements of Facility Security Level **3** attached to this Lease. If the Government increases the security requirements for the Premises after the date of the Lease or if Level III security standards change (hereinafter referred to as "Additional Security"), then the Government shall be responsible for: (i) the cost and expense associated with installation and implementation of Additional Security, including but not limited to any related alteration to the Premises, Building, or the Property; (ii) the maintenance, repair, replacement, and testing of the Additional Security; and (iii) any increase in actual operating costs associated with the Additional Security. For the purposes of Exhibit B, any Government (tenant agency) badged employee of Lessor shall be deemed to have been approved by the Government.

### 7.02 MODIFIED LEASE PARAGRAPHS (OCT 2016)

The following paragraphs have been modified in this Lease:

- 1.02 EXPRESS APPURTENANT RIGHTS (SEP 2013)
- 1.03 RENT AND OTHER CONSIDERATION (OCT 2022)
- 1.04 BROKER COMMISSION AND COMMISSION CREDIT (OCT 2016)
- 1.06 RENEWAL RIGHTS (OCT 2016)
- 1.13 REAL ESTATE TAX BASE (SEP 2013)
- 1.15 RATE FOR ADJUSTMENT FOR VACANT LEASED PREMISES (SEP 2013)
- 1.16 HOURLY OVERTIME HVAC RATES (OCT 2016)
- 2.07 REAL ESTATE TAX ADJUSTMENT (JUN 2012)
- 3.20 CEILINGS (OCT 2022)
- 6.12 MAINTENANCE OF PROVIDED FINISHES (OCT 2016)

### 7.03 ADDENDUM TO GSA FORM 3517B, GENERAL CLAUSES, NO FEDERALLY ELECTED OFFICIALS TO BENEFIT (OCT 2018)

The following clause is added to GSA Form 3517B, General Clauses:

#### No Federally Elected Officials to Benefit

- A. No person holding a Federally-elected office may directly or indirectly, regardless of whether such person took office before or after execution of the Lease, participate in or benefit from the Lease or any part thereof.
- B. The foregoing prohibition shall not apply if the Lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.
- C. Any violation of this clause shall render the Lease void, and the Government shall have no obligation to the Lessor in consequence thereof following the date the Lease is deemed void.
- D. In the event the Lease is voided pursuant to this clause, the Lessor shall be and remain liable to the Government for any and all costs associated with relocating and housing Government occupants from the leased premises to replacement premises. Such costs shall include, but not be limited to:
  - 1. moving and other physical relocation costs,
  - 2. furniture, fixtures and equipment costs related to occupancy of replacement premises,
  - 3. replication of tenant build-out costs at replacement premises,
  - 4. excess rental costs at replacement premises for the remainder of the firm term of the terminated Lease, and
  - 5. all other direct and consequential damages and costs associated with the Government relocating occupants from the leased premises to replacement premises, whether Federally-owned or leased.
- E. Nothing in this clause shall be deemed or interpreted to waive, modify, alter or limit any provision of existing law, including 41 U.S.C. § 6306 and 18 U.S.C. §§ 431-433.
- F. Lessor's obligation to be and remain liable for the costs and damages specified in this clause shall survive any voiding of the Lease pursuant to this clause or any provision of existing law.

### 7.04 DAILY OCCUPANCY DATA (OCT 2021)

If the Lessor has a means to capture system-generated daily occupancy data identifying the number of people accessing the government occupied space for the period of time specified (e.g., turnstiles, building access system, badges, sensors, WiFi) the Government reserves the right to request daily occupancy data at the Lessor's expense. The data shall cover a 12-month consecutive period of occupancy, and the Government is limited to a total of two (2) separate data requests over the lease term. The LCO (or representative designated by the LCO) shall provide at least 30 calendar days' prior

notice to the Lessor for the daily occupancy data period to commence. The Lessor shall provide the daily occupancy data within 30 calendar days after the end of the 12-month consecutive period. Data shall be submitted using either a CSV or Excel file. Data elements shall include, but are not limited to: date, occupancy count, and the tenant agency's name, if the Building contains multiple Government tenant agencies. Data should not include Personally Identifiable Information (PII), e.g., name. If available, additional information may be provided, e.g., date, time of entry, unique card identification number or another anonymous unique identifier, floor accessed, type of occupant - Government employee or contractor, visitor indication, building staff.

**7.05 PROVISIONAL ACCEPTANCE (FEB 2021) INTENTIONALLY DELETED**

**7.06 SWING SPACE — LEASE (OCT 2022) INTENTIONALLY DELETED**

**7.07 SUBSTITUTION OF TENANT AGENCY**

Notwithstanding anything to the contrary in this Lease, the Government's rights to substitute a different Governmental tenant agency shall be limited to agencies and users that do not require increased access by the general public and will not change the intended use of the Building.

**7.08 GROUND LEASE**

Notwithstanding anything to the contrary in this Lease, the Government acknowledges that Lessor's interest in the site upon which the Building is located is subject to a ground lease between Lessor and Johns Hopkins University (and its successors and assigns, collectively the "Ground Lessor") pursuant to that certain Ground Lease (Phase IV) dated February 23, 2010, as amended, the "Ground Lease". Lessor hereby represents and warrants that it will hold sufficient interest in the site under the Ground Lease to fully perform its obligations under this Lease and as otherwise necessary to the Government's access to the Leased Premises and full use and enjoyment thereof in accordance with the provisions of this Lease. The Government agrees, in consideration of the warranties and conditions set forth in this Lease, that this Lease will be subject and subordinate to the Ground Lease. The Ground Lessor (or its designee) shall have the right to succeed to the rights of Lessor under this Lease after it has complied with the statutory and regulatory requirements applicable to a transfer of the Lessor's interest in this Lease (e.g., the novation process).

Exhibit A  
GSA Lease No. GS-11P-LMD00686



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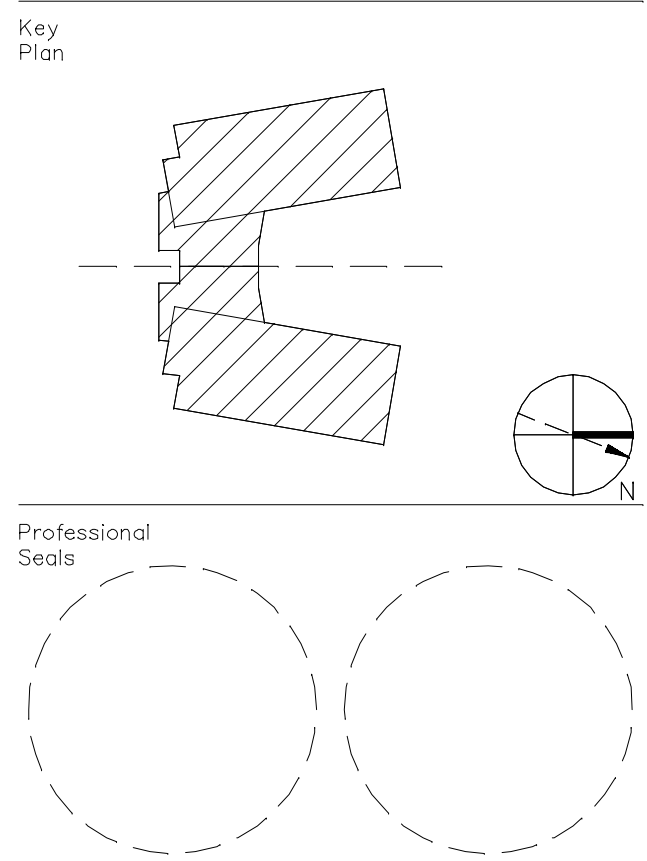
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DISPERSAL AREA  
(NFPA 101-2009 Section 7.2  
IBC-2006 Section 1024.6)

- Area A + Area B = 1,072 occupants
- Area B + Area C = 1,072 occupants

Dispersal area sized to accommodate 1,072 occupants for evacuation (A+B, B+C), which is based on the incident location in one area of the building (A, B, or C). Dispersal areas maintain occupants at least 50 feet from the incident portion of building. Stair is provided beyond areas A and C to allow occupants to leave the dispersal area.



No.	Issue Description	YYYY-MM-DD
01	JOB DD SET	2010-11-26
02	JOB DD SET	2011-08-23
03	REVISED JOB DD SET	2011-07-21
04	PROGRESS PRINT	2011-08-07
05	ISSUE FOR PERMIT	2011-10-11
06	ISSUE CONSTRUCTION DOCUMENTS	2011-12-01

No.	Revision Description	YYYY-MM-DD
01	ISSUE CONSTRUCTION DOCUMENTS	2011-12-01

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Project No 00.0000.00  
Reviewed by MWD

Sheet Title  
LIFE SAFETY  
PLAN -  
LOWER LEVEL

Original drawing is 48 x 36. Do not scale contents of this drawing.  
Sheet Number  
T110.00



Exhibit A  
GSA Lease No. GS-11P-LMD00686

(b) (7)(F)



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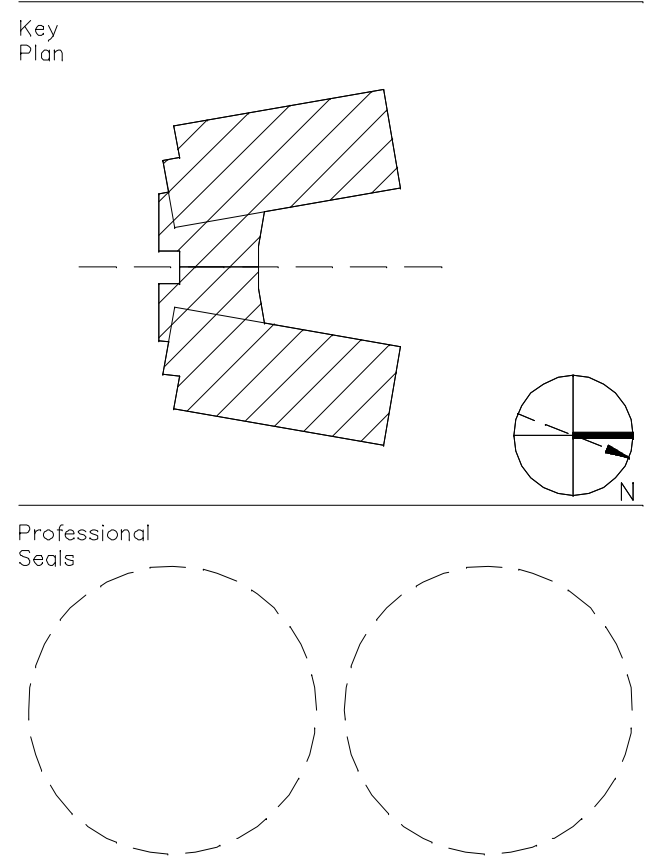
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No.	Issue Description	YYYY-MM-DD
01	ISSUED SET	2010-11-26
02	ISSUED SET	2011-09-21
03	REVISED FOR ISSUED SET	2011-07-21
04	PROGRESS PRINT	2011-09-07
05	ISSUE FOR PERMIT	2011-10-15
06	100% CONSTRUCTION DOCUMENTS	2011-12-01

No.	Revision Description	YYYY-MM-DD
1	100% CONSTRUCTION DOCUMENTS	2011-12-01

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Project No. 03.0000.00

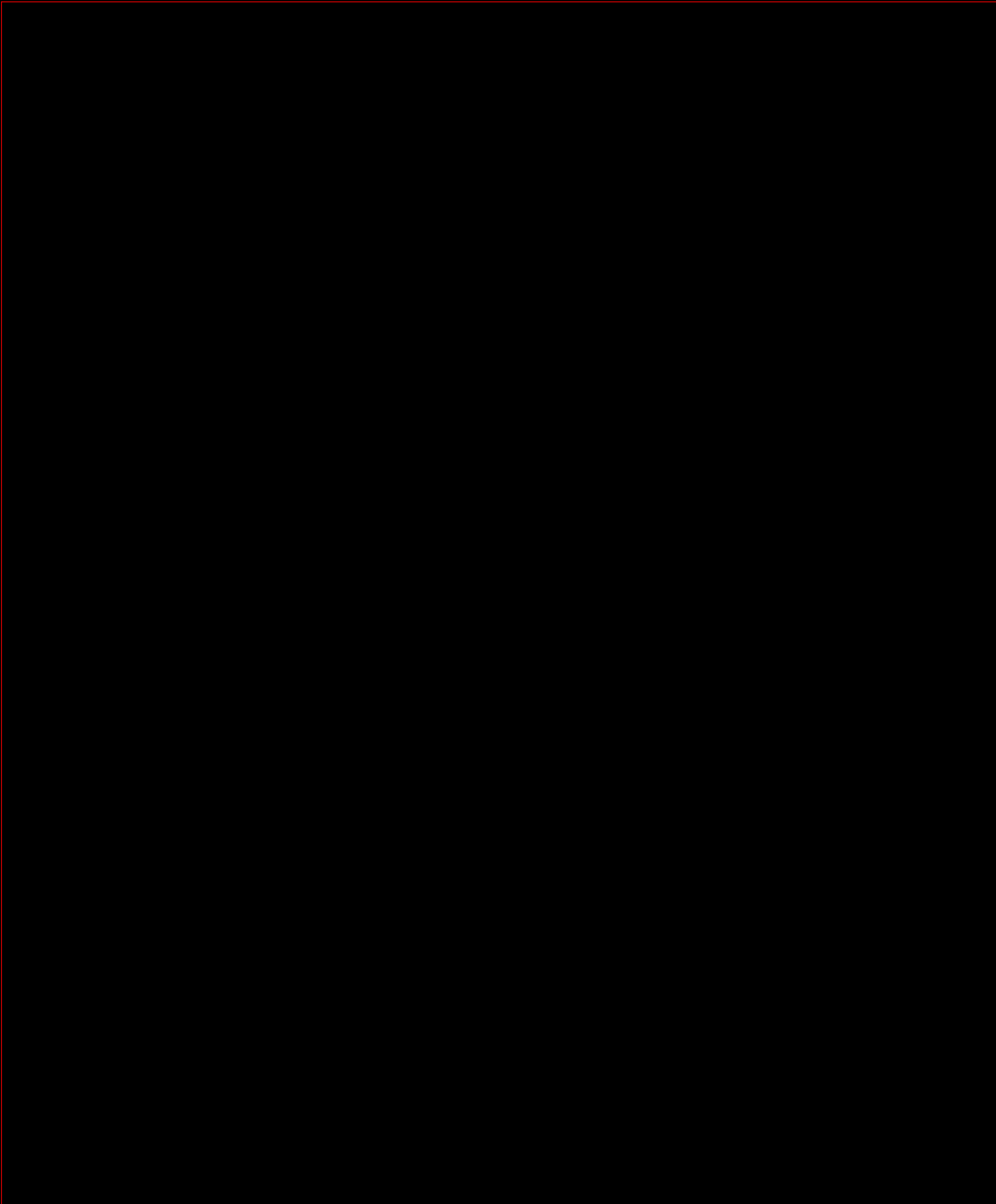
Sheet Title  
LIFE SAFETY  
PLAN -  
GROUND LEVEL

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Exhibit A

(b) (7)(F)



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No.	Issue Description	YYYY-MM-DD
01	ISSUING SET	2010-11-26
02	ISSUING SET	2011-08-23
03	REVISED ISSUING SET	2011-07-21
04	PROGRESS PRINT	2011-08-07
05	ISSUE FOR PERMIT	2011-10-11
06	ISSUE CONSTRUCTION DOCUMENTS	2011-12-01

No.	Revision Description	YYYY-MM-DD
01	ISSUE CONSTRUCTION DOCUMENTS	2011-12-01

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Sheet Title  
LIFE SAFETY  
PLAN -  
2ND LEVEL

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Sheet Number

T110.02

Exhibit A  
GSA Lease No. GS-11P-LMD00686



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No.	Issue Description	YYYY-MM-DD
1	35% DD SET	2010-11-26
2	70% DD SET	2011-06-21
3	REVISED 70% DD SET	2011-07-21
4	PROGRESS PRINT	2011-09-07
5	ISSUE FOR PERMIT	2011-10-12
6	100% CONSTRUCTION DOCUMENTS	2011-12-01

No.	Revision Description	YYYY-MM-DD
1	100% CONSTRUCTION DOCUMENTS	2011-12-01

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Sheet Title  
LIFE SAFETY  
PLAN -  
GRD LEVEL

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TI10.03

Exhibit A

(b) (7)(F)



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No.	Issue Description	YYYY-MM-DD
01	ISSUE 01 SET	2010-11-26
02	ISSUE 02 SET	2011-09-22
03	REVISED ISSUE 02 SET	2011-07-21
04	PROGRESS PRINT	2011-09-07
05	ISSUE FOR REVIEW	2011-10-15
06	100% CONSTRUCTION DOCUMENTS	2011-12-01

No.	Revision Description	YYYY-MM-DD
1	100% CONSTRUCTION DOCUMENTS	2011-12-01

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Sheet Title  
LIFE SAFETY  
PLAN -  
4TH LEVEL

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Exhibit A  
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Greenbelt, MD 20770

(b) (5), (b) (7)(F)

No.	Issue Description	YYYY-MM-DD
01	ISS DO SET	2010-11-26
02	ISS DO SET	2011-09-21
03	REVISED ISS DO SET	2011-07-21
04	PROGRESS PRINT	2011-09-07
05	ISSUE FOR PERMIT	2011-10-15
06	100% CONSTRUCTION DOCUMENTS	2011-12-01

No.	Revision Description	YYYY-MM-DD
1	100% CONSTRUCTION DOCUMENTS	2011-12-01

Drawn by CAJ Reviewed by MWD  
Project 03.0000.00  
No

Sheet Title  
LIFE SAFETY  
PLAN -  
5TH LEVEL

Original drawing is 48 x 36. Do not scale contents of this drawing.  
Sheet Number

T110.05

Exhibit A  
GSA Lease No. GS-11P-LMD00686



Project  
NATIONAL CANCER INSTITU  
- TI DRAWING SET

Prepared For  
JBG COMPANIES  
4445 Willard Avenue  
Chevy Chase, MD 20815  
Contract 10.14020.00  
No



HOK  
Gangl House  
3223 Grace Street N.W.  
Washington, DC 20007 USA  
t+1 202 339 8700f+1 202 339 8800

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In Association  
with  
Tadger-Cohen-Edelson Associates  
Structural Engineer  
1109 Silver Spring, 5th Floor  
Silver Spring, MD 20910

META Engineers, PC  
MEP/FP Engineer  
1515 Wilson Boulevard Suite 710  
Arlington, VA 22209

MCLA  
Lighting  
1000 Potomac Street NW, Suite 121  
Washington, DC 20007

Hopkins Food Service Specialists, Inc.  
Food Service  
7906 MacArthur Blvd  
Cabin John, MD 20818

System Planning Corp  
Security  
3601 Wilson Blvd  
Arlington, VA 22201

Polysonics Acoustics & Technology  
Consulting  
Acoustics, A/V, IT  
405 Belle Air Lane  
Warrenton, VA 20186

AON Risk Solutions  
Code Consultant  
6305 Ivy Lane, Suite 200  
Greenbelt, MD 20770

Occupant Load

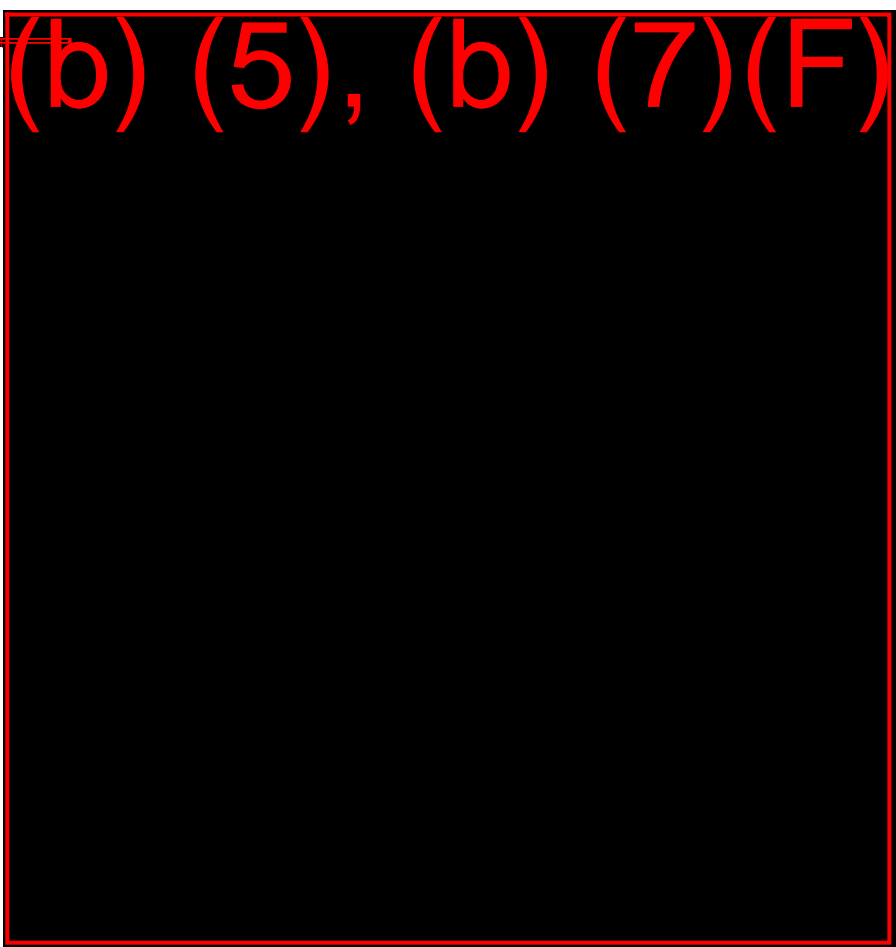
Area A

Space / Use	Area (Sq. Ft.)	OLF	OL
Office	31,400	100	314

Area C

Space / Use	Area (Sq. Ft.)	OLF	OL
Office	31,400	100	314

Total Occupant Load 628



No.	Issue Description	YYYY-MM-DD
01	ISSUE DO SET	2010-11-26
02	ISSUE DO SET	2011-09-20
03	REVISED ISSUE DO SET	2011-07-21
04	PROGRESS PRINT	2011-09-07
05	ISSUE FOR REVIEW	2011-10-15
06	100% CONSTRUCTION DOCUMENTS	2011-12-01

No.	Revision Description	YYYY-MM-DD
1	100% CONSTRUCTION DOCUMENTS	2011-12-01

Drawn by CAJ Reviewed by MWD  
Project No. 00.0000.00

Sheet Title  
LIFE SAFETY  
PLAN -  
6TH LEVEL

Original drawing is 48 x 36. Do not scale contents of this drawing.  
Sheet Number

T110.06



Exhibit A  
GSA Lease No. GS-11P-LMD00686



Project  
NATIONAL CANCER INSTITUT  
- TI DRAWING SET

Prepared For  
JBG COMPANIES  
4445 Willard Avenue  
Chevy Chase, MD 20815  
Contract 10.14020.00  
No



HOK  
Gangl House  
3223 Grace Street N.W.  
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405 Belle Air Lane  
Warrenton, VA 20186

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Code Consultant  
6305 Ivy Lane, Suite 200  
Greenbelt, MD 20770

(b) (5), (b) (7)(F)

No.	Issue Description	YYYY-MM-DD
01	ISSUE SET	2010-11-26
02	ISSUE SET	2011-09-20
03	REVISED ISSUE SET	2011-07-21
04	PROGRESS PRINT	2011-09-07
05	ISSUE FOR REVIEW	2011-10-15
06	100% CONSTRUCTION DOCUMENTS	2011-12-01

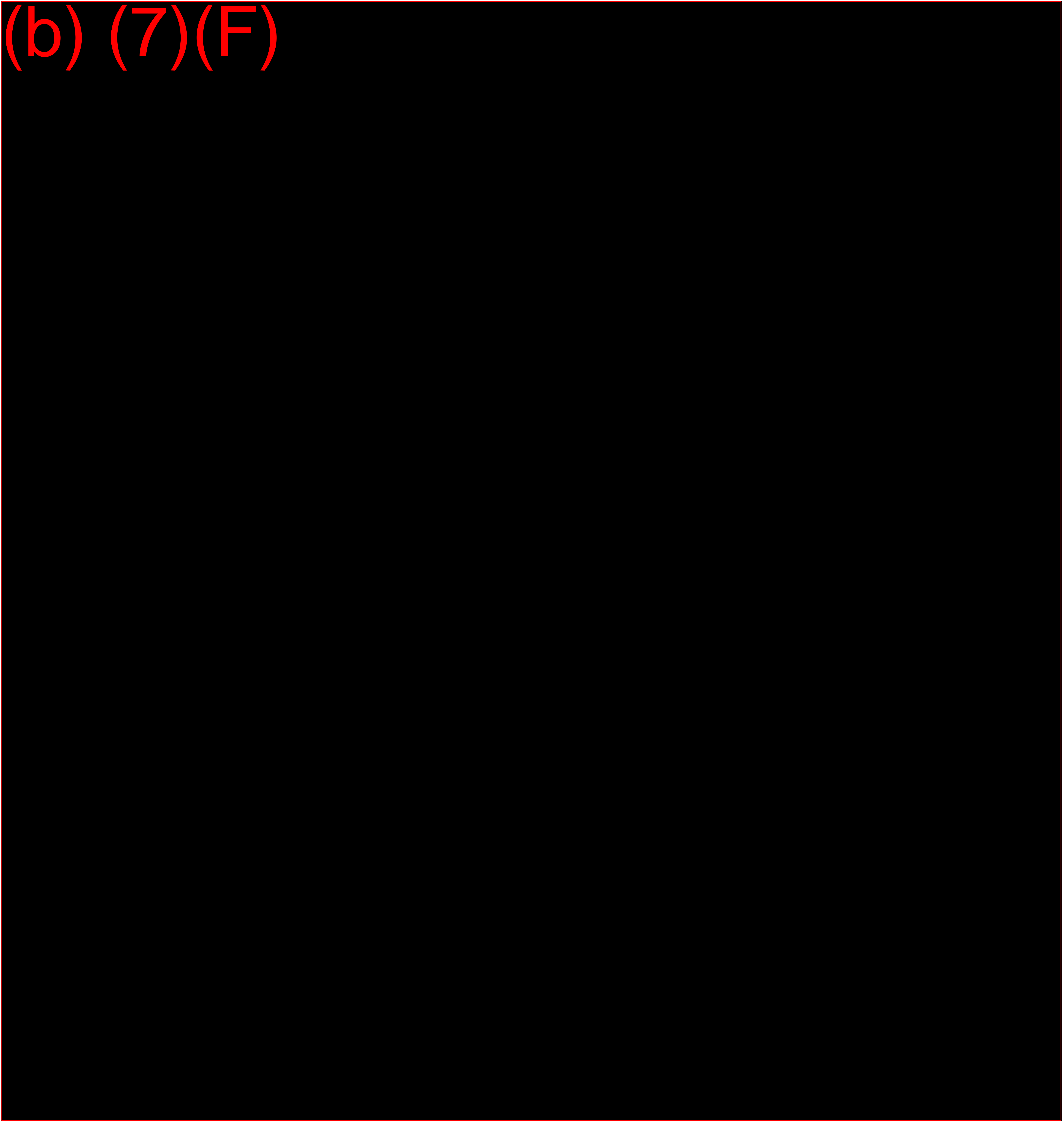
No.	Revision Description	YYYY-MM-DD
1	100% CONSTRUCTION DOCUMENTS	2011-12-01

Drawn by CAJ Reviewed by MWD  
Project No. 00.0000.00

Sheet Title  
LIFE SAFETY  
PLAN -  
7TH LEVEL

Original drawing is 48 x 36. Do not scale contents of this drawing.  
Sheet Number

T110.07



Occupant Load

Area A

Space / Use	Area (Sq. Ft.)	OLF	OL
Office	31,400	100	314

Area C

Space / Use	Area (Sq. Ft.)	OLF	OL
Office	31,400	100	314

Total Occupant Load 628

LEGEND

OCCUPANT LOAD



ROOM/AREA EGRESS FLOW & PATH



COMBINED EGRESS FLOW & PATH



MAXIMUM EGRESS TRAVEL DISTANCE



ASSEMBLY OCCUPANCY



BUSINESS OCCUPANCY



KITCHEN OCCUPANCY



EXIT ENCLOSURE



EXIT COMPONENT

NUMBER OF OCCUPANTS

AVAILABLE CAPACITY

---

**SECURITY REQUIREMENTS - (b) (7)(F)**

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THESE PARAGRAPHS CONTAIN ADDITIONAL SECURITY REQUIREMENTS THAT MAY BE INSTALLED IN THE LEASED SPACE, AND UNLESS INDICATED OTHERWISE, ARE TO BE PRICED AS PART OF THE BUILDING SPECIFIC AMORTIZED CAPITAL (BSAC). BECAUSE EACH BUILDING IS UNIQUE, THE FINAL LIST OF SECURITY COUNTERMEASURES WILL BE DETERMINED DURING THE DESIGN PHASE AND IDENTIFIED IN THE DESIGN INTENT DRAWINGS AND CONSTRUCTION DOCUMENTS. AFTER COMPLETING THE CONSTRUCTION DOCUMENTS, THE LESSOR SHALL SUBMIT A LIST OF THE ITEMIZED COSTS. SUCH COSTS SHALL BE SUBJECT TO NEGOTIATION.

NOTE THAT ITEMS IDENTIFIED AS "SHELL \*" REPRESENT A LESSOR'S OBLIGATIONS OR THE GOVERNMENT'S RIGHTS AND ARE NOT NECESSARILY ITEMS TO BE CONSTRUCTED.

---

**DEFINITIONS:** Definitions are the same as those used in the Lease unless re-defined in these Security Requirements.

**CRITICAL AREAS AND SYSTEMS-** The areas that house systems that if damaged and/or compromised could have significant adverse consequences for the facility, operation of the facility, or mission of the agency or its occupants and visitors. These areas may also be referred to as "limited access areas," "restricted areas," or "exclusionary zones." Critical areas do not necessarily have to be within Government-controlled Space (e.g., generators, air handlers, electrical feeds, utilities, telecom closets or potable water supply that may be located outside Government-controlled Space).

**DESIGN-BASIS THREAT –** The Design-Basis Threat (DBT) is the profile and estimate of the threats to a Government facility across a range of specific undesirable events, and serves as the basis for determining appropriate security standards. The Lessor's technical consultant(s) shall work in conjunction with the Government, including the Federal Protective Service (FPS), to apply the DBT to the post-award risk assessment. The risk assessment identifies recommended countermeasures and security design features that achieve the minimum baseline level of protection for a particular facility. The baseline level of protection may be further customized to address facility-specific conditions. The Lessor is responsible for providing countermeasure provisions outlined in this FSL document, as well as for additional items identified during the post-award risk assessment. Any additional countermeasures identified during this assessment shall be priced as BSAC.

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(b) (7)(F)

LESSOR:

(b) (6)

VERNMENT:

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(b) (7) (F)

LESSOR:

(b) (7)

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GOVERNMENT:

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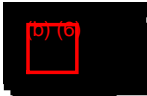
VERNMENT:

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LESSOR:



VERNMENT:

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VERNMENT:

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**GENERAL CLAUSES**  
**(Acquisition of Leasehold Interests in Real Property)**

CATEGORY	CLAUSE NO.	48 CFR REF.	CLAUSE TITLE
GENERAL	1	GSAR 552.270-5	SUBLETTING AND ASSIGNMENT (DEVIATION)
	2	GSAR 552.270-11	SUCCESSORS BOUND
	3	GSAR 552.270-23	SUBORDINATION, NON-DISTURBANCE AND ATTORNMET
	4	GSAR 552.270-24	STATEMENT OF LEASE
	5	GSAR 552.270-25	SUBSTITUTION OF TENANT AGENCY
	6	GSAR 552.270-26	NO WAIVER
	7	GSAR 552.270-27	INTEGRATED AGREEMENT (DEVIATION)
	8	GSAR 552.270-28	MUTUALITY OF OBLIGATION
PERFORMANCE	9	GSAR 552.270-17	DELIVERY AND CONDITION (DEVIATION)
	10		DEFAULT BY LESSOR
	11	GSAR 552.270-19	PROGRESSIVE OCCUPANCY
	12	GSAR 552.270-6	MAINTENANCE OF THE PROPERTY, RIGHT TO INSPECT (DEVIATION)
	13	GSAR 552.270-7	FIRE AND CASUALTY DAMAGE (DEVIATION)
	14	GSAR 552.270-8	COMPLIANCE WITH APPLICABLE LAW (DEVIATION)
	15	GSAR 552.270-12	ALTERATIONS
	16	GSAR 552.270-29	ACCEPTANCE OF SPACE AND CERTIFICATE OF OCCUPANCY (DEVIATION)
PAYMENT	17	FAR 52.204-13	SYSTEM FOR AWARD MANAGEMENT MAINTENANCE
	18	GSAR 552.270-31	PROMPT PAYMENT
	19	FAR 52.232-23	ASSIGNMENT OF CLAIMS
	20		PAYMENT
	21	FAR 52.232-33	PAYMENT BY ELECTRONIC FUNDS TRANSFER—SYSTEM FOR AWARD MANAGEMENT
STANDARDS OF CONDUCT	22	FAR 52.203-13	CONTRACTOR CODE OF BUSINESS ETHICS AND CONDUCT
	23	GSAR 552.270-32	COVENANT AGAINST CONTINGENT FEES
	24	FAR 52.203-7	ANTI-KICKBACK PROCEDURES
	25	FAR 52.223-6	DRUG-FREE WORKPLACE
	26	FAR 52.203-14	DISPLAY OF HOTLINE POSTER(S)

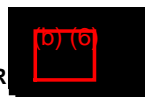
LESSOR:



VERNMENT:

ADJUSTMENTS	27	GSAR 552.270-30	PRICE ADJUSTMENT FOR ILLEGAL OR IMPROPER ACTIVITY
	28	FAR 52.215-10	PRICE REDUCTION FOR DEFECTIVE COST OR PRICING DATA
	29	GSAR 552.270-13	PROPOSALS FOR ADJUSTMENT
	30	GSAR 552.270-14	CHANGES (DEVIATION)
AUDITS	31	GSAR 552.215-70	EXAMINATION OF RECORDS BY GSA
	32	FAR 52.215-2	AUDIT AND RECORDS—NEGOTIATION
DISPUTES	33	FAR 52.233-1	DISPUTES
LABOR STANDARDS	34	FAR 52.222-26	EQUAL OPPORTUNITY
	35	FAR 52.222-21	PROHIBITION OF SEGREGATED FACILITIES
	36	FAR 52.219-28	POST-AWARD SMALL BUSINESS PROGRAM REREPRESENTATION
	37	FAR 52.222-35	EQUAL OPPORTUNITY FOR VETERANS
	38	FAR 52.222-36	EQUAL OPPORTUNITY FOR WORKERS WITH DISABILITIES
	39	FAR 52.222-37	EMPLOYMENT REPORTS ON VETERANS
SUBCONTRACTING	40	FAR 52.209-6	PROTECTING THE GOVERNMENT'S INTEREST WHEN SUBCONTRACTING WITH CONTRACTORS DEBARRED, SUSPENDED, OR PROPOSED FOR DEBARMENT
	41	FAR 52.215-12	SUBCONTRACTOR CERTIFIED COST OR PRICING DATA
	42	FAR 52.219-8	UTILIZATION OF SMALL BUSINESS CONCERNS
	43	FAR 52.219-9	SMALL BUSINESS SUBCONTRACTING PLAN
	44	FAR 52.219-16	LIQUIDATED DAMAGES—SUBCONTRACTING PLAN
	45	FAR 52.204-10	REPORTING EXECUTIVE COMPENSATION AND FIRST-TIER SUBCONTRACT AWARDS
CYBERSECURITY	46	FAR 52.204-2	SECURITY REQUIREMENTS
	47	FAR 52.204-9	PERSONAL IDENTITY VERIFICATION OF CONTRACTOR PERSONNEL
	48	GSAR 552.204-9	PERSONAL IDENTITY VERIFICATION REQUIREMENTS
	49	FAR 52.204-21	BASIC SAFEGUARDING OF COVERED CONTRACTOR INFORMATION SYSTEMS

LESSOR



VERNMENT:

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	50	FAR 52.204-23	PROHIBITION ON CONTRACTING FOR HARDWARE, SOFTWARE, AND SERVICES DEVELOPED OR PROVIDED BY KASPERSKY LAB AND OTHER COVERED ENTITIES
	51	FAR 52.204-25	PROHIBITION ON CONTRACTING FOR CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT
OTHER	52		INTENTIONALLY DELETED
	53	FAR 52.204-19	INCORPORATION BY REFERENCE OF REPRESENTATIONS AND CERTIFICATIONS

The information collection requirements contained in this solicitation/contract that are not required by regulation have been approved by the Office of Management and Budget (OMB) pursuant to the Paperwork Reduction Act and assigned the OMB Control No. 3090-0163.

LESSOR  GOVERNMENT: 

GENERAL CLAUSES  
(Acquisition of Leasehold Interests in Real Property)

**1. GSAR 552.270-5 SUBLETTING AND ASSIGNMENT (SEP 2022) (DEVIATION)**

The Government may sublet any part of the premises but shall not be relieved from any obligations under this lease by reason of any such subletting. The Government may at any time assign this lease, and be relieved from all obligations to Lessor under this lease excepting only unpaid rent and other liabilities, if any, that have accrued to the date of said assignment. Any subletting or assignment shall be subject to prior written consent of the Lessor, which shall not be unreasonably withheld.

**2. GSAR 552.270-11 SUCCESSORS BOUND (SEP 1999)**

This lease shall bind, and inure to the benefit of, the parties and their respective heirs, executors, administrators, successors, and assigns.

**3. GSAR 552.270-23 SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT (SEP 1999)**

- (a) Lessor warrants that it holds such title to or other interest in the premises and other property as is necessary to the Government's access to the premises and full use and enjoyment thereof in accordance with the provisions of this lease. Government agrees, in consideration of the warranties and conditions set forth in this clause, that this lease is subject and subordinate to any and all recorded mortgages, deeds of trust and other liens now or hereafter existing or imposed upon the premises, and to any renewal, modification or extension thereof. It is the intention of the parties that this provision shall be self-operative and that no further instrument shall be required to effect the present or subsequent subordination of this lease. Government agrees, however, within twenty (20) business days next following the Contracting Officer's receipt of a written demand, to execute such instruments as Lessor may reasonably request to evidence further the subordination of this lease to any existing or future mortgage, deed of trust or other security interest pertaining to the premises, and to any water, sewer or access easement necessary or desirable to serve the premises or adjoining property owned in whole or in part by Lessor if such easement does not interfere with the full enjoyment of any right granted the Government under this lease.
- (b) No such subordination, to either existing or future mortgages, deeds of trust or other lien or security instrument shall operate to affect adversely any right of the Government under this lease so long as the Government is not in default under this lease. Lessor will include in any future mortgage, deed of trust or other security instrument to which this lease becomes subordinate, or in a separate non-disturbance agreement, a provision to the foregoing effect. Lessor warrants that the holders of all notes or other obligations secured by existing mortgages, deeds of trust or other security instruments have consented to the provisions of this clause, and agrees to provide true copies of all such consents to the Contracting Officer promptly upon demand.
- (c) In the event of any sale of the premises or any portion thereof by foreclosure of the lien of any such mortgage, deed of trust or other security instrument, or the giving of a deed in lieu of foreclosure, the Government will be deemed to have attorned to any purchaser, purchasers, transferee or transferees of the premises or any portion thereof and its or their successors and assigns, and any such purchasers and transferees will be deemed to have assumed all obligations of the Lessor under this lease, so as to establish direct privity of estate and contract between Government and such purchasers or transferees, with the same force, effect and relative priority in time and right as if the lease had initially been entered into between such purchasers or transferees and the Government; provided, further, that the Contracting Officer and such purchasers or transferees shall, with reasonable promptness following any such sale or deed delivery in lieu of foreclosure, execute all such revisions to this lease, or other writings, as shall be necessary to document the foregoing relationship.
- (d) None of the foregoing provisions may be deemed or construed to imply a waiver of the Government's rights as a sovereign.

LESSOR:

(b) (6)

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**4. GSAR 552.270-24 STATEMENT OF LEASE (SEP 1999)**

- (a) The Contracting Officer will, within thirty (30) days next following the Contracting Officer's receipt of a joint written request from Lessor and a prospective lender or purchaser of the building, execute and deliver to Lessor a letter stating that the same is issued subject to the conditions stated in this clause and, if such is the case, that (1) the lease is in full force and effect; (2) the date to which the rent and other charges have been paid in advance, if any; and (3) whether any notice of default has been issued.
- (b) Letters issued pursuant to this clause are subject to the following conditions:
- (1) That they are based solely upon a reasonably diligent review of the Contracting Officer's lease file as of the date of issuance;
  - (2) That the Government shall not be held liable because of any defect in or condition of the premises or building;
  - (3) That the Contracting Officer does not warrant or represent that the premises or building comply with applicable Federal, State and local law; and
  - (4) That the Lessor, and each prospective lender and purchaser are deemed to have constructive notice of such facts as would be ascertainable by reasonable pre-purchase and pre-commitment inspection of the Premises and Building and by inquiry to appropriate Federal, State and local Government officials.

**5. GSAR 552.270-25 SUBSTITUTION OF TENANT AGENCY (SEP 1999)**

The Government may, at any time and from time to time, substitute any Government agency or agencies for the Government agency or agencies, if any, named in the lease.

**6. GSAR 552.270-26 NO WAIVER (SEP 1999)**

No failure by either party to insist upon the strict performance of any provision of this lease or to exercise any right or remedy consequent upon a breach thereof, and no acceptance of full or partial rent or other performance by either party during the continuance of any such breach shall constitute a waiver of any such breach of such provision.

**7. GSAR 552.270-27 INTEGRATED AGREEMENT (SEP 2022) (DEVIATION)**

This lease, upon execution, contains the entire agreement of the parties and no prior written or oral agreement, express or implied, shall be admissible to contradict the provisions of the lease. Except as expressly attached to and made a part of the lease, neither the request for lease proposals nor any pre-award communications by either party shall be incorporated in the lease.

**8. GSAR 552.270-28 MUTUALITY OF OBLIGATION (SEP 1999)**

The obligations and covenants of the Lessor, and the Government's obligation to pay rent and other Government obligations and covenants, arising under or related to this Lease, are interdependent. The Government may, upon issuance of and delivery to Lessor of a final decision asserting a claim against Lessor, set off such claim, in whole or in part, as against any payment or payments then or thereafter due the Lessor under this lease. No setoff pursuant to this clause shall constitute a breach by the Government of this lease.

**9. GSAR 552.270-17 DELIVERY AND CONDITION (SEP 2022) (DEVIATION)**

- (a) Unless the Government elects to have the space occupied in increments, the space must be delivered ready for occupancy as a complete unit.

LESSOR



GOVERNMENT:



- (b) The Government may elect to accept the space notwithstanding the Lessor's failure to deliver the space substantially complete; if the Government so elects, it may reduce the rent payments.

# 10. DEFAULT BY LESSOR (APR 2012)

- (a) The following conditions shall constitute default by the Lessor, and shall give rise to the following rights and remedies for the Government:

- (1) Prior to Acceptance of the Premises. Failure by the Lessor to diligently perform all obligations required for Acceptance of the Space within the times specified, without excuse, shall constitute a default by the Lessor. Subject to provision of notice of default to the Lessor, and provision of a reasonable opportunity for the Lessor to cure its default, the Government may terminate the Lease on account of the Lessor's default.
- (2) After Acceptance of the Premises. Failure by the Lessor to perform any service, to provide any item, or satisfy any requirement of this Lease, without excuse, shall constitute a default by the Lessor. Subject to provision of notice of default to the Lessor, and provision of a reasonable opportunity for the Lessor to cure its default, the Government may perform the service, provide the item, or obtain satisfaction of the requirement by its own employees or contractors. If the Government elects to take such action, the Government may deduct from rental payments its costs incurred in connection with taking the action. Alternatively, the Government may reduce the rent by an amount reasonably calculated to approximate the cost or value of the service not performed, item not provided, or requirement not satisfied, such reduction effective as of the date of the commencement of the default condition.
- (3) Grounds for Termination. The Government may terminate the Lease if:

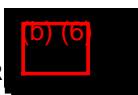
- (i) The Lessor's default persists notwithstanding provision of notice and reasonable opportunity to cure by the Government, or
- (ii) The Lessor fails to take such actions as are necessary to prevent the recurrence of default conditions,

and such conditions (i) or (ii) substantially impair the safe and healthful occupancy of the Premises, or render the Space unusable for its intended purposes.

- (4) Excuse. Failure by the Lessor to timely deliver the Space or perform any service, provide any item, or satisfy any requirement of this Lease shall not be excused if its failure in performance arises from:
  - (i) Circumstances within the Lessor's control;
  - (ii) Circumstances about which the Lessor had actual or constructive knowledge prior to the Lease Award Date that could reasonably be expected to affect the Lessor's capability to perform, regardless of the Government's knowledge of such matters;
  - (iii) The condition of the Property;
  - (iv) The acts or omissions of the Lessor, its employees, agents or contractors; or
  - (v) The Lessor's inability to obtain sufficient financial resources to perform its obligations.

- (5) The rights and remedies specified in this clause are in addition to any and all remedies to which the Government may be entitled as a matter of law.

LESSOR



GOVERNMENT:

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**11. GSAR 552.270-19 PROGRESSIVE OCCUPANCY (SEP 1999)**

The Government shall have the right to elect to occupy the space in partial increments prior to the substantial completion of the entire leased premises, and the Lessor agrees to schedule its work so as to deliver the space incrementally as elected by the Government. The Government shall pay rent commencing with the first business day following substantial completion of the entire leased premise unless the Government has elected to occupy the leased premises incrementally. In case of incremental occupancy, the Government shall pay rent pro rata upon the first business day following substantial completion of each incremental unit. Rental payments shall become due on the first workday of the month following the month in which an increment of space is substantially complete, except that should an increment of space be substantially completed after the fifteenth day of the month, the payment due date will be the first workday of the second month following the month in which it was substantially complete. The commencement date of the firm lease term will be a composite determined from all rent commencement dates.

**12. GSAR 552.270-6 MAINTENANCE OF THE PROPERTY, RIGHT TO INSPECT (SEP 2022) (DEVIATION)**

The Lessor shall maintain the property, including the building, building systems, and all equipment, fixtures, and appurtenances furnished by the Lessor under this lease, in good repair and tenantable condition so that they are suitable in appearance and capable of supplying such heat, air conditioning, light, ventilation, safety systems, access and other things to the premises, without reasonably preventable or recurring disruption, as is required for the Government's access to, occupancy, possession, use and enjoyment of the premises as provided in this lease.

- (a) For the purpose of so maintaining the premises, the Lessor may at reasonable times enter the premises with the approval of the authorized Government representative in charge.
- (b) Upon request of the Lease Contracting Officer (LCO), the Lessor shall provide written documentation that building systems have been properly maintained, tested, and are operational within manufacturer's warranted operating standards.
- (c) The Lessor shall maintain the premises in a safe and healthful condition according to applicable OSHA standards and all other requirements of this lease, including standards governing indoor air quality, existence of mold and other biological hazards, presence of hazardous materials, etc.
- (d) The Government shall have the right, at any time after the lease award date and during the term of the lease, to inspect all areas of the property to which access is necessary for the purpose of determining the Lessor's compliance with this clause.

**13. GSAR 552.270-7 FIRE AND CASUALTY DAMAGE (SEP 2022) (DEVIATION)**

- (a) If the building in which the premises are located is totally destroyed or damaged by fire or other casualty, this lease shall immediately terminate.
- (b) If the building in which the premises are located are only partially destroyed or damaged, so as to render the premises untenable, or not usable for their intended purpose:
  - (1) The Lessor shall have the option to elect to repair and restore the premises or terminate the lease.
  - (2) Unless otherwise approved by the Lease Contracting Officer, the Lessor shall be permitted a reasonable amount of time, not to exceed 270 days from the event of destruction or damage, to repair or restore the premises, provided that the Lessor submits to the Government a reasonable schedule for repair of the premises within 60 days of the event of destruction or damage.
    - (i) If the Lessor fails to timely submit a reasonable schedule for completing the work, the Government may elect to terminate the lease effective as of the date of the event of destruction or damage.
    - (ii) If the Lessor elects to repair or restore the premises, but fails to repair or restore the premises within 270 days from the event of destruction or damage, or fails to diligently pursue such repairs or restoration so as to render timely completion commercially impracticable, the Government may terminate the lease effective as of the date of the destruction or damage.

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- (3) During the time that the premises are unoccupied, rent shall be abated. Termination of the lease by either party under this clause shall not give rise to liability for either party.
- (4) Nothing in this lease shall be construed as relieving Lessor from liability for damage to or destruction of property of the United States of America caused by the willful or negligent act or omission of Lessor.

**14. GSAR 552.270-8 COMPLIANCE WITH APPLICABLE LAW (SEP 2022) (DEVIATION)**

Lessor shall comply with all Federal, state, tribal, and local laws applicable to its ownership and leasing of the property, including, without limitation, laws applicable to the construction, ownership, alteration or operation of all buildings, structures, and facilities located thereon, and obtain all necessary permits, licenses and similar items at its own expense. The Government will comply with all Federal, state, tribal, and local laws applicable to and enforceable against it as a tenant under this lease, provided that nothing in this lease shall be construed as a waiver of the sovereign immunity of the Government. This lease shall be governed by Federal law.

**15. GSAR 552.270-12 ALTERATIONS (SEP 1999)**

The Government shall have the right during the existence of this lease to make alterations, attach fixtures, and erect structures or signs in or upon the premises hereby leased, which fixtures, additions or structures so placed in, on, upon, or attached to the said premises shall be and remain the property of the Government and may be removed or otherwise disposed of by the Government. If the lease contemplates that the Government is the sole occupant of the building, for purposes of this clause, the leased premises include the land on which the building is sited and the building itself. Otherwise, the Government shall have the right to tie into or make any physical connection with any structure located on the property as is reasonably necessary for appropriate utilization of the leased space.

**16. GSAR 552.270-29 ACCEPTANCE OF SPACE AND CERTIFICATE OF OCCUPANCY (SEP 2022) (DEVIATION)**

- (a) Ten (10) working days prior to the completion of the space, the Lessor shall issue written notice to the Government to schedule the inspection of the space for acceptance. The Government shall accept the space only if the construction of building shell and tenant improvements conforming to this lease and the approved design intent drawings (DIDs) is substantially complete, and a certificate of occupancy has been issued as set forth below.
- (b) The space shall be considered substantially complete only if the space may be used for its intended purpose and completion of remaining work will not unreasonably interfere with the Government's enjoyment of the space. Acceptance shall be final and binding upon the Government with respect to conformance of the completed tenant improvements to the approved DIDs, with the exception of items identified on a punchlist generated as a result of the inspection, concealed conditions, latent defects, or fraud, but shall not relieve the Lessor of any other lease requirements.
- (c) The Lessor shall provide a valid certificate of occupancy, issued by the local jurisdiction, for the intended use of the Government. If the local jurisdiction does not issue certificates of occupancy or if the certificate of occupancy is not available, the Lessor may satisfy this condition by providing a report prepared by a licensed fire protection engineer that indicates that the premises and building are compliant with all applicable local codes and ordinances and all fire protection and life safety-related requirements of this lease to ensure an acceptable level of safety is provided. Under such circumstances, the Government shall only accept the space without a certificate of occupancy if a licensed fire protection engineer determines that the offered space is compliant with all applicable local codes and ordinances and fire protection and life safety-related requirements of this lease.

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**17. FAR 52.204-13****SYSTEM FOR AWARD MANAGEMENT MAINTENANCE (OCT 2018)**

*This clause is incorporated by reference.*

**18. GSAR 552.270-31****PROMPT PAYMENT (JUN 2011)**

The Government will make payments under the terms and conditions specified in this clause. Payment shall be considered as being made on the day a check is dated or an electronic funds transfer is made. All days referred to in this clause are calendar days, unless otherwise specified.

(a) *Payment due date—*

- (1) *Rental payments.* Rent shall be paid monthly in arrears and will be due on the first workday of each month, and only as provided for by the lease.
  - (i) When the date for commencement of rent falls on the 15th day of the month or earlier, the initial monthly rental payment under this contract shall become due on the first workday of the month following the month in which the commencement of the rent is effective.
  - (ii) When the date for commencement of rent falls after the 15th day of the month, the initial monthly rental payment under this contract shall become due on the first workday of the second month following the month in which the commencement of the rent is effective.
- (2) *Other payments.* The due date for making payments other than rent shall be the later of the following two events:
  - (i) The 30th day after the designated billing office has received a proper invoice from the Contractor.
  - (ii) The 30th day after Government acceptance of the work or service. However, if the designated billing office fails to annotate the invoice with the actual date of receipt, the invoice payment due date shall be deemed to be the 30th day after the Contractor's invoice is dated, provided a proper invoice is received and there is no disagreement over quantity, quality, or Contractor compliance with contract requirements.

(b) *Invoice and inspection requirements for payments other than rent.*

- (1) The Contractor shall prepare and submit an invoice to the designated billing office after completion of the work. A proper invoice shall include the following items:
  - (i) Name and address of the Contractor.
  - (ii) Invoice date.
  - (iii) Lease number.
  - (iv) Government's order number or other authorization.
  - (v) Description, price, and quantity of work or services delivered.
  - (vi) Name and address of Contractor official to whom payment is to be sent (must be the same as that in the remittance address in the lease or the order).
  - (vii) Name (where practicable), title, phone number, and mailing address of person to be notified in the event of a defective invoice.

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- (2) The Government will inspect and determine the acceptability of the work performed or services delivered within seven days after the receipt of a proper invoice or notification of completion of the work or services unless a different period is specified at the time the order is placed. If actual acceptance occurs later, for the purpose of determining the payment due date and calculation of interest, acceptance will be deemed to occur on the last day of the seven day inspection period. If the work or service is rejected for failure to conform to the technical requirements of the contract, the seven days will be counted beginning with receipt of a new invoice or notification. In either case, the Contractor is not entitled to any payment or interest unless actual acceptance by the Government occurs.

(c) *Interest Penalty.*

- (1) An interest penalty shall be paid automatically by the Government, without request from the Contractor, if payment is not made by the due date.
- (2) The interest penalty shall be at the rate established by the Secretary of the Treasury under Section 12 of the Contract Disputes Act of 1978 (41 U.S.C. 611) that is in effect on the day after the due date. This rate is referred to as the "Renegotiation Board Interest Rate," and it is published in the **Federal Register** semiannually on or about January 1 and July 1. The interest penalty shall accrue daily on the payment amount approved by the Government and be compounded in 30-day increments inclusive from the first day after the due date through the payment date.
- (3) Interest penalties will not continue to accrue after the filing of a claim for such penalties under the clause at 52.233-1, Disputes, or for more than one year. Interest penalties of less than \$1.00 need not be paid.
- (4) Interest penalties are not required on payment delays due to disagreement between the Government and Contractor over the payment amount or other issues involving contract compliance or on amounts temporarily withheld or retained in accordance with the terms of the contract. Claims involving disputes, and any interest that may be payable, will be resolved in accordance with the clause at 52.233-1, Disputes.

(d) *Overpayments.* If the Lessor becomes aware of a duplicate payment or that the Government has otherwise overpaid on a payment, the Contractor shall—

- (1) Return the overpayment amount to the payment office cited in the contract along with a description of the overpayment including the—
- (i) Circumstances of the overpayment (e.g., duplicate payment, erroneous payment, liquidation errors, date(s) of overpayment);
  - (ii) Affected lease number; (iii) Affected lease line item or sub-line item, if applicable; and
  - (iii) Lessor point of contact.
- (2) Provide a copy of the remittance and supporting documentation to the Contracting Officer.

**19. FAR 52.232-23**

**ASSIGNMENT OF CLAIMS (MAY 2014)**

(Applicable to leases over the micro-purchase threshold.)

- (a) The Contractor, under the Assignment of Claims Act, as amended, [31 U.S.C. 3727](#), [41 U.S.C. 6305](#) (hereafter referred to as "the Act"), may assign its rights to be paid amounts due or to become due as a result of the performance of this contract to a bank, trust company, or other financing institution, including any Federal lending agency. The assignee under such an assignment may thereafter further assign or

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reassign its right under the original assignment to any type of financing institution described in the preceding sentence.

- (b) Any assignment or reassignment authorized under the Act and this clause shall cover all unpaid amounts payable under this contract, and shall not be made to more than one party, except that an assignment or reassignment may be made to one party as agent or trustee for two or more parties participating in the financing of this contract.
- (c) The Contractor shall not furnish or disclose to any assignee under this contract any classified document (including this contract) or information related to work under this contract until the Contracting Officer authorizes such action in writing.

## 20. PAYMENT (SEP 2022)

- (a) When space is offered and accepted, the amount of ABOA square footage delivered will be confirmed by:
  - (1) The Government's measurement of plans submitted by the successful Offeror as approved by the Government, and an inspection of the space to verify that the delivered space is in conformance with such plans or
  - (2) A mutual on-site measurement of the space, if the Contracting Officer determines that it is necessary.
- (b) Payment will not be made for space which is in excess of the amount of ABOA square footage stated in the lease.
- (c) If it is determined that the amount of ABOA square footage actually delivered is less than the amount agreed to in the lease, the lease will be modified to reflect the amount of ABOA space delivered and the annual rental will be adjusted as follows:

ABOA square feet not delivered multiplied by one plus the common area factor (CAF), multiplied by the rate per rentable square foot (RSF). That is:  $(1+CAF) \times \text{Rate per RSF} = \text{Reduction in Annual Rent}$

## 21. FAR 52.232-33 PAYMENT BY ELECTRONIC FUNDS TRANSFER—SYSTEM FOR AWARD MANAGEMENT (OCT 2018)

*This clause is incorporated by reference.*

## 22. FAR 52.203-13 CONTRACTOR CODE OF BUSINESS ETHICS AND CONDUCT (NOV 2021)

(Applicable to leases over \$6 million total contract value and performance period is 120 days or more.)

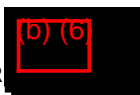
*This clause is incorporated by reference.*

## 23. GSAR 552.270-32 COVENANT AGAINST CONTINGENT FEES (JUN 2011)

(Applicable to leases over the Simplified Lease Acquisition Threshold.)

- (a) The Contractor warrants that no person or agency has been employed or retained to solicit or obtain this contract upon an agreement or understanding for a contingent fee, except a bona fide employee or agency. For breach or violation of this warranty, the Government shall have the right to annul this contract without liability or, in its discretion, to deduct from the contract price or consideration, or otherwise recover the full amount of the contingent fee.

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(b) *Bona fide agency*, as used in this clause, means an established commercial or selling agency (including licensed real estate agents or brokers), maintained by a Contractor for the purpose of securing business, that neither exerts nor proposes to exert improper influence to solicit or obtain Government contracts nor holds itself out as being able to obtain any Government contract or contracts through improper influence.

(1) *Bona fide employee*, as used in this clause, means a person, employed by a Contractor and subject to the Contractor's supervision and control as to time, place, and manner of performance, who neither exerts nor proposes to exert improper influence to solicit or obtain Government contracts nor holds out as being able to obtain any Government contract or contracts through improper influence.

(2) *Contingent fee*, as used in this clause, means any commission, percentage, brokerage, or other fee that is contingent upon the success that a person or concern has in securing a Government contract.

(3) *Improper influence*, as used in this clause, means any influence that induces or tends to induce a Government employee or officer to give consideration or to act regarding a Government contract on any basis other than the merits of the matter.

**24. FAR 52.203-7 ANTI-KICKBACK PROCEDURES (JUN 2020)**

(Applicable to leases over \$150,000 total contract value.)

*This clause is incorporated by reference.*

**25. FAR 52.223-6 DRUG-FREE WORKPLACE (MAY 2001)**

(Applicable to leases over the Simplified Lease Acquisition Threshold, as well as to leases of any value awarded to an individual.)

*This clause is incorporated by reference.*

**26. FAR 52.203-14 DISPLAY OF HOTLINE POSTER(S) (NOV 2021)**

(Applicable to leases over \$6 Million total contract value.)

*This clause is incorporated by reference.*

**27. GSAR 552.270-30 PRICE ADJUSTMENT FOR ILLEGAL OR IMPROPER ACTIVITY (JUN 2011)**

(Applicable to leases over the Simplified Lease Acquisition Threshold.)

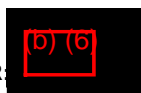
(a) If the head of the contracting activity (HCA) or his or her designee determines that there was a violation of subsection 27(a) of the Office of Federal Procurement Policy Act, as amended (41 U.S.C. 423), as implemented in the Federal Acquisition Regulation, the Government, at its election, may—

(1) Reduce the monthly rental under this lease by five percent of the amount of the rental for each month of the remaining term of the lease, including any option periods, and recover five percent of the rental already paid;

(2) Reduce payments for alterations not included in monthly rental payments by five percent of the amount of the alterations agreement; or

(3) Reduce the payments for violations by a Lessor's subcontractor by an amount not to exceed the amount of profit or fee reflected in the subcontract at the time the subcontract was placed.

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- (b) Prior to making a determination as set forth above, the HCA or designee shall provide to the Lessor a written notice of the action being considered and the basis thereof. The Lessor shall have a period determined by the agency head or designee, but not less than 30 calendar days after receipt of such notice, to submit in person, in writing, or through a representative, information and argument in opposition to the proposed reduction. The agency head or designee may, upon good cause shown, determine to deduct less than the above amounts from payments.
- (c) The rights and remedies of the Government specified herein are not exclusive, and are in addition to any other rights and remedies provided by law or under this lease.

**28. FAR 52.215-10 PRICE REDUCTION FOR DEFECTIVE COST OR PRICING DATA (AUG 2011)**

(Applicable when cost or pricing data are required for work or services over \$2,000,000.)

*This clause is incorporated by reference.*

**29. GSAR 552.270-13 PROPOSALS FOR ADJUSTMENT (OCT 2016)**

*This clause is incorporated by reference.*

**30. GSAR 552.270-14 CHANGES (SEP 2022) (DEVIATION)**

- (a) The Lease Contracting Officer (LCO) may at any time, by written order, direct changes to the tenant improvements within the space, building security requirements, or the services required under the lease.
- (b) If any such change causes an increase or decrease in Lessor's cost or time required for performance of its obligations under this lease, whether or not changed by the order, the Lessor shall be entitled to an amendment to the lease providing for one or more of the following:
  - (1) An adjustment of the delivery date.
  - (2) An equitable adjustment in the rental rate.
  - (3) A lump sum equitable adjustment. or
  - (4) An adjustment of the operating cost base, if applicable.
- (c) The Lessor must assert its right to an amendment under this clause within 30 days from the date of receipt of the change order and must submit a proposal for adjustment. Failure to agree to any adjustment shall be a dispute under the Disputes clause. However, the pendency of an adjustment or existence of a dispute shall not excuse the Lessor from proceeding with the change as directed.
- (d) Absent a written change order from the LCO, or from a Government official to whom the LCO has explicitly and in writing delegated the authority to direct changes, the Government is not liable to Lessor under this clause.

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**31. GSAR 552.215-70 EXAMINATION OF RECORDS BY GSA (JUN 2016)**

(Applicable to leases over the Simplified Lease Acquisition Threshold.)

*This clause is incorporated by reference.*

**32. FAR 52.215-2 AUDIT AND RECORDS—NEGOTIATION (JUN 2020)**

(Applicable to leases over the Simplified Lease Acquisition Threshold.)

*This clause is incorporated by reference.*

**33. FAR 52.233-1 DISPUTES (MAY 2014)**

*This clause is incorporated by reference.*

**34. FAR 52.222-26 EQUAL OPPORTUNITY (SEP 2016)**

*This clause is incorporated by reference.*

**35. FAR 52.222-21 PROHIBITION OF SEGREGATED FACILITIES (APR 2015)**

*This clause is incorporated by reference.*

**36. FAR 52.219-28 POST-AWARD SMALL BUSINESS PROGRAM REREPRESENTATION (SEP 2021)**

(Applicable to leases exceeding the micro-purchase threshold.)

*This clause is incorporated by reference.*

**37. FAR 52.222-35 EQUAL OPPORTUNITY FOR VETERANS (JUN 2020)**

(Applicable to leases \$150,000 or more, total contract value.)

(a) *Definitions.* As used in this clause-

“Active duty wartime or campaign badge veteran,” “Armed Forces service medal veteran,” “disabled veteran,” “protected veteran,” “qualified disabled veteran,” and “recently separated veteran” have the meanings given at Federal Acquisition Regulation (FAR) [22.1301](#).

(b) Equal opportunity clause. The Contractor shall abide by the requirements of the equal opportunity clause at 41 CFR 60-300.5(a), as of March 24, 2014. This clause prohibits discrimination against qualified protected veterans, and requires affirmative action by the Contractor to employ and advance in employment qualified protected veterans.

(c) Subcontracts. The Contractor shall insert the terms of this clause in subcontracts valued at or above the threshold specified in FAR [22.1303](#)(a) on the date of subcontract award, unless exempted by rules, regulations, or orders of the Secretary of Labor. The Contractor shall act as specified by the Director, Office of Federal Contract Compliance Programs, to enforce the terms, including action for noncompliance. Such necessary changes in language may be made as shall be appropriate to identify properly the parties and their undertakings.

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**38. FAR 52.222-36**

**EQUAL OPPORTUNITY FOR WORKERS WITH DISABILITIES (JUN 2020)**

(Applicable to leases over \$15,000 total contract value.)

- (a) Equal opportunity clause. The Contractor shall abide by the requirements of the equal opportunity clause at 41 CFR 60-741.5(a), as of March 24, 2014. This clause prohibits discrimination against qualified individuals on the basis of disability, and requires affirmative action by the Contractor to employ and advance in employment qualified individuals with disabilities.
- (b) Subcontracts. The Contractor shall include the terms of this clause in every subcontract or purchase order in excess of the threshold specified in Federal Acquisition Regulation (FAR) [22.1408\(a\)](#) on the date of subcontract award, unless exempted by rules, regulations, or orders of the Secretary, so that such provisions will be binding upon each subcontractor or vendor. The Contractor shall act as specified by the Director, Office of Federal Contract Compliance Programs of the U.S. Department of Labor, to enforce the terms, including action for noncompliance. Such necessary changes in language may be made as shall be appropriate to identify properly the parties and their undertakings.

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**39. FAR 52.222-37 EMPLOYMENT REPORTS ON VETERANS (JUN 2020)**

(Applicable to leases \$150,000 or more, total contract value.)

*This clause is incorporated by reference.*

**40. FAR 52.209-6 PROTECTING THE GOVERNMENT'S INTEREST WHEN SUBCONTRACTING WITH CONTRACTORS DEBARRED, SUSPENDED, OR PROPOSED FOR DEBARMENT (NOV 2021)**

(Applicable to leases over \$35,000 total contract value.)

*This clause is incorporated by reference.*

**41. FAR 52.215-12 SUBCONTRACTOR CERTIFIED COST OR PRICING DATA (JUN 2020)**

(Applicable if over \$2,000,000 total contract value.)

*This clause is incorporated by reference.*

**42. FAR 52.219-8 UTILIZATION OF SMALL BUSINESS CONCERNS (OCT 2018)**

(Applicable to leases over the Simplified Lease Acquisition Threshold.)

*This clause is incorporated by reference.*

**43. FAR 52.219-9 SMALL BUSINESS SUBCONTRACTING PLAN (NOV 2021) ALTERNATE III (JUN 2020)**

(Applicable to leases over \$750,000 total contract value.)

*This clause is incorporated by reference.*

**44. FAR 52.219-16 LIQUIDATED DAMAGES—SUBCONTRACTING PLAN (SEP 2021)**

(Applicable to leases over \$750,000 total contract value.)

*This clause is incorporated by reference.*

**45. FAR 52.204-10 REPORTING EXECUTIVE COMPENSATION AND FIRST-TIER SUBCONTRACT AWARDS (JUN 2020)**

(Applicable if over \$30,000 total contract value.)

*This clause is incorporated by reference.*

**46. FAR 52.204-2 SECURITY REQUIREMENTS (MAR 2021)**

(Applicable when the contract may require access to classified information.)

*This clause is incorporated by reference.*

**47. FAR 52.204-9 PERSONAL IDENTITY VERIFICATION OF CONTRACTOR PERSONNEL (JAN 2011)**

*This clause is incorporated by reference.*

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**48. GSAR 552.204-9****PERSONAL IDENTITY VERIFICATION REQUIREMENTS (JUL 2021)**

*This clause is incorporated by reference.*

**49. FAR 52.204-21  
(NOV 2021)****BASIC SAFEGUARDING OF COVERED CONTRACTOR INFORMATION SYSTEMS**

(a) *Definitions.* As used in this clause—

*Covered contractor information system* means an information system that is owned or operated by a contractor that processes, stores, or transmits Federal contract information.

*Federal contract information* means information, not intended for public release, that is provided by or generated for the Government under a contract to develop or deliver a product or service to the Government, but not including information provided by the Government to the public (such as on public websites) or simple transactional information, such as necessary to process payments.

*Information* means any communication or representation of knowledge such as facts, data, or opinions, in any medium or form, including textual, numerical, graphic, cartographic, narrative, or audiovisual (Committee on National Security Systems Instruction (CNSSI) 4009).

*Information system* means a discrete set of information resources organized for the collection, processing, maintenance, use, sharing, dissemination, or disposition of information ( [44 U.S.C. 3502](#)).

*Safeguarding* means measures or controls that are prescribed to protect information systems.

(b) Safeguarding requirements and procedures.

- (1) The Contractor shall apply the following basic safeguarding requirements and procedures to protect covered contractor information systems. Requirements and procedures for basic safeguarding of covered contractor information systems shall include, at a minimum, the following security controls:
  - (i) Limit information system access to authorized users, processes acting on behalf of authorized users, or devices (including other information systems).
  - (ii) Limit information system access to the types of transactions and functions that authorized users are permitted to execute.
  - (iii) Verify and control/limit connections to and use of external information systems.
  - (iv) Control information posted or processed on publicly accessible information systems.
  - (v) Identify information system users, processes acting on behalf of users, or devices.
  - (vi) Authenticate (or verify) the identities of those users, processes, or devices, as a prerequisite to allowing access to organizational information systems.
  - (vii) Sanitize or destroy information system media containing Federal Contract Information before disposal or release for reuse.
  - (viii) Limit physical access to organizational information systems, equipment, and the respective operating environments to authorized individuals.

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- (ix) Escort visitors and monitor visitor activity; maintain audit logs of physical access; and control and manage physical access devices.
- (x) Monitor, control, and protect organizational communications (*i.e.*, information transmitted or received by organizational information systems) at the external boundaries and key internal boundaries of the information systems.
- (xi) Implement subnetworks for publicly accessible system components that are physically or logically separated from internal networks.
- (xii) Identify, report, and correct information and information system flaws in a timely manner.
- (xiii) Provide protection from malicious code at appropriate locations within organizational information systems.
- (xiv) Update malicious code protection mechanisms when new releases are available.
- (xv) Perform periodic scans of the information system and real-time scans of files from external sources as files are downloaded, opened, or executed.

(2) *Other requirements.* This clause does not relieve the Contractor of any other specific safeguarding requirements specified by Federal agencies and departments relating to covered contractor information systems generally or other Federal safeguarding requirements for controlled unclassified information (CUI) as established by Executive Order 13556.

(c) *Subcontracts.* The Contractor shall include the substance of this clause, including this paragraph (c), in subcontracts under this contract (including subcontracts for the acquisition of commercial products or commercial services, other than commercially available off-the-shelf items), in which the subcontractor may have Federal contract information residing in or transiting through its information system.

**50. FAR 52.204-23 PROHIBITION ON CONTRACTING FOR HARDWARE, SOFTWARE, AND SERVICES DEVELOPED OR PROVIDED BY KASPERSKY LAB AND OTHER COVERED ENTITIES (NOV 2021)**

*This clause is incorporated by reference.*

**51. FAR 52.204-25 PROHIBITION ON CONTRACTING FOR CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT (NOV 2021)**

(a) *Definitions.* As used in this clause—

*Backhaul* means intermediate links between the core network, or backbone network, and the small subnetworks at the edge of the network (*e.g.*, connecting cell phones/towers to the core telephone network). Backhaul can be wireless (*e.g.*, microwave) or wired (*e.g.*, fiber optic, coaxial cable, Ethernet).

*Covered foreign country* means The People's Republic of China.

*Covered telecommunications equipment or services* means—

- (1) Telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities);
- (2) For the purpose of public safety, security of Government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou

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GOVERNMENT:

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Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities);

- (3) Telecommunications or video surveillance services provided by such entities or using such equipment; or
- (4) Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.

*Critical technology means—*

- (1) Defense articles or defense services included on the United States Munitions List set forth in the International Traffic in Arms Regulations under subchapter M of chapter I of title 22, Code of Federal Regulations;
- (2) Items included on the Commerce Control List set forth in Supplement No. 1 to part 774 of the Export Administration Regulations under subchapter C of chapter VII of title 15, Code of Federal Regulations, and controlled-
  - (i) Pursuant to multilateral regimes, including for reasons relating to national security, chemical and biological weapons proliferation, nuclear nonproliferation, or missile technology; or
  - (ii) For reasons relating to regional stability or surreptitious listening;
- (3) Specially designed and prepared nuclear equipment, parts and components, materials, software, and technology covered by part 810 of title 10, Code of Federal Regulations (relating to assistance to foreign atomic energy activities);
- (4) Nuclear facilities, equipment, and material covered by part 110 of title 10, Code of Federal Regulations (relating to export and import of nuclear equipment and material);
- (5) Select agents and toxins covered by part 331 of title 7, Code of Federal Regulations, part 121 of title 9 of such Code, or part 73 of title 42 of such Code; or
- (6) Emerging and foundational technologies controlled pursuant to section 1758 of the Export Control Reform Act of 2018 (50 U.S.C. 4817).

*Interconnection arrangements* means arrangements governing the physical connection of two or more networks to allow the use of another's network to hand off traffic where it is ultimately delivered (e.g., connection of a customer of telephone provider A to a customer of telephone company B) or sharing data and other information resources.

*Reasonable inquiry* means an inquiry designed to uncover any information in the entity's possession about the identity of the producer or provider of covered telecommunications equipment or services used by the entity that excludes the need to include an internal or third-party audit.

*Roaming* means cellular communications services (e.g., voice, video, data) received from a visited network when unable to connect to the facilities of the home network either because signal coverage is too weak or because traffic is too high.

*Substantial or essential component* means any component necessary for the proper function or performance of a piece of equipment, system, or service.

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(b) *Prohibition.*

- (1) Section 889(a)(1)(A) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232) prohibits the head of an executive agency on or after August 13, 2019, from procuring or obtaining, or extending or renewing a contract to procure or obtain, any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. The Contractor is prohibited from providing to the Government any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system, unless an exception at paragraph (c) of this clause applies or the covered telecommunication equipment or services are covered by a waiver described in FAR [4.2104](#).
- (2) Section 889(a)(1)(B) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232) prohibits the head of an executive agency on or after August 13, 2020, from entering into a contract, or extending or renewing a contract, with an entity that uses any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system, unless an exception at paragraph (c) of this clause applies or the covered telecommunication equipment or services are covered by a waiver described in FAR [4.2104](#). This prohibition applies to the use of covered telecommunications equipment or services, regardless of whether that use is in performance of work under a Federal contract.

(c) *Exceptions.* This clause does not prohibit contractors from providing—

- (1) A service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or
- (2) Telecommunications equipment that cannot route or redirect user data traffic or permit visibility into any user data or packets that such equipment transmits or otherwise handles.

(d) *Reporting requirement.*

- (1) In the event the Contractor identifies covered telecommunications equipment or services used as a substantial or essential component of any system, or as critical technology as part of any system, during contract performance, or the Contractor is notified of such by a subcontractor at any tier or by any other source, the Contractor shall report the information in paragraph (d)(2) of this clause to the Contracting Officer, unless elsewhere in this contract are established procedures for reporting the information; in the case of the Department of Defense, the Contractor shall report to the website at <https://dibnet.dod.mil>. For indefinite delivery contracts, the Contractor shall report to the Contracting Officer for the indefinite delivery contract and the Contracting Officer(s) for any affected order or, in the case of the Department of Defense, identify both the indefinite delivery contract and any affected orders in the report provided at <https://dibnet.dod.mil>.
- (2) The Contractor shall report the following information pursuant to paragraph (d)(1) of this clause
  - (i) Within one business day from the date of such identification or notification: the contract number; the order number(s), if applicable; supplier name; supplier unique entity identifier (if known); supplier Commercial and Government Entity (CAGE) code (if known); brand; model number (original equipment manufacturer number, manufacturer part number, or wholesaler number); item description; and any readily available information about mitigation actions undertaken or recommended.
  - (ii) Within 10 business days of submitting the information in paragraph (d)(2)(i) of this clause: any further available information about mitigation actions undertaken or recommended. In addition, the Contractor shall describe the efforts it undertook to prevent use or submission

LESSOR

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of covered telecommunications equipment or services, and any additional efforts that will be incorporated to prevent future use or submission of covered telecommunications equipment or services.

- (e) *Subcontracts*. The Contractor shall insert the substance of this clause, including this paragraph (e) and excluding paragraph (b)(2), in all subcontracts and other contractual instruments, including subcontracts for the acquisition of commercial products or commercial services.

**52. INTENTIONALLY DELETED**

**53. FAR 52.204-19 INCORPORATION BY REFERENCE OF REPRESENTATIONS AND CERTIFICATIONS (DEC 2014)**

*This clause is incorporated by reference.*

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**LESSOR'S ANNUAL COST STATEMENT***Important - Read attached "Instructions"***OMB Control Number: 3090-0086****Expiration Date: 12/31/2022**

Paperwork Reduction Act Statement - This information collection meets the requirements of 44 U.S.C. § 3507, as amended by section 2 of the Paperwork Reduction Act of 1995. You do not need to answer these questions unless we display a valid Office of Management and Budget (OMB) control number. The OMB control number for this collection is 3090-0086. We estimate that it will take 2 hours to read the instructions, gather the facts, and answer the questions. Send only comments relating to our time estimate, including suggestions for reducing this burden, or any other aspects of this collection of information to: U.S. General Services Administration, Regulatory Secretariat Division (M1V1CB), 1800 F Street, NW, Washington, DC 20405.

1. Request for Lease Proposals (RLP)

8MD2364

2. Statement Date

1/18/2023

3. Rental Area (Square Feet)

3A. Entire Building

574,614

3B. Leased by Government

574,614

4. Building Name and Address (*Number, Street, City, State, and Zip Code*)

NCI Headquarters  
9609 Medical Center Dr  
Rockville, Maryland  
20850

**SECTION I - ESTIMATED ANNUAL COST OF SERVICES AND UTILITIES  
FURNISHED BY LESSOR AS PART OF RENTAL CONSIDERATION**

SERVICES AND UTILITIES	LESSOR'S ANNUAL COST FOR		FOR GOVERNMENT USE ONLY
	(a) Entire Building	(b) Government-Leased Area	
<b>A. CLEANING, JANITOR AND/OR CHAR SERVICE</b>	<b>(b) (4)</b>		
5. Salaries			
6. Supplies ( <i>Wax, cleaners, cloths, etc.</i> )			
7. Contract Services ( <i>Window washing, waste and snow removal</i> )			
<b>B. HEATING</b>			
8. Salaries			
9. Fuel ("X" one) <input type="checkbox"/> Oil <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Coal <input type="checkbox"/> Electric			
10. System Maintenance and Repair			
<b>C. ELECTRICAL</b>			
11. Current for Light and Power			
12. Replacement of Bulbs, Tires, Starters			
13. Power for Special Equipment			
14. System Maintenance and Repair ( <i>Ballasts, Fixtures, etc.</i> )			
<b>D. PLUMBING</b>			
15. Water ( <i>For all purposes</i> ) ( <i>Include Sewage Charges</i> )			
16. Supplies ( <i>Soap, towels, tissues not in 6 above</i> )			
17. System Maintenance and Repair			
<b>E. AIR CONDITIONING</b>			
18. Utilities ( <i>Include electricity, if not in C11</i> )			
19. System Maintenance and Repair			
<b>F. ELEVATORS</b>			
20. Salaries ( <i>Operators, starters, etc.</i> )			
21. System Maintenance and Repair			

**GENERAL SERVICES ADMINISTRATION**

LESSOR

**(b) (6)**

GSA 1217 (REV. 11/2016)

GOVERNMENT



**G. MISCELLANEOUS (To the extent not included on Page 1)**

22. Building Engineer and/or Manager
23. Security (*Watchperson, guards, not janitors*)
24. Social Security Tax and Workperson's Compensation Insurance
25. Lawn and Landscaping Maintenance
26. Other (*Explain on separate sheet*)

**27. TOTAL**

(b) (4)

**SECTION II - ESTIMATED ANNUAL COST OF OWNERSHIP EXCLUSIVE OF CAPITAL CHARGES**

28. Real Estate Taxes
29. Insurance (*Hazard, Liability, etc.*)
30. Building Maintenance and Reserves for Replacement
31. Lease Commission
32. Management

**33. TOTAL**

(b) (4)

LESSOR'S CERTIFICATION - The amounts entered in Columns (a) and (b) represent my best estimate as to the annual costs of services, utilities, and ownership.

34. Signature of: ☒ Owner☐ Legal Agent

TYPED NAME AND TITLE

SIGNATURE

DATE

34A. Peter McLaughlin

34B.

(b) (6)

34C. 2/21/2023

35A. Executive Managing Director

35B.

DocuSigned by:  
41C2E3739591494...

35C.

(b) (6)

GSA Form 1217, Lessor’s Annual Cost Statement

Explanation of Line 26, “Other” Charges

	Entire Building	Government Leased Area
Roof	(b) (4)	
Flooring/Carpet		
Painting		
Exterior Repairs		
Windows/Blinds		
Doors		
Signage		
Leases		
Uniforms		
Communication Equip.		
Tools		
Equipment Rental		
Generator (including fuel)		
Total		

Exhibit E  
GSA Lease No. GS-11P-LMD00686

**AMENDMENT NUMBER ONE**  
TO  
REQUEST FOR LEASE PROPOSALS NUMBER **8MD2364**  
January 13, 2023

This is an amendment to RLP Number 8MD2364. The following changes are hereby incorporated into the documents of RLP Number 8MD2364. All other terms, conditions and requirements of the solicitation shall remain unchanged.

**Lease – GSA Template L100**

1. Section 1.06, subparagraph A, shall be deleted and replaced with the following:

This Lease may be renewed at the option of the Government for two (2), 5 YEAR terms at the following rental rate(s):

OPTION TERM, YEARS 11 - 15		
	ANNUAL RENT	ANNUAL RATE / RSF
SHELL RENTAL RATE	<b>\$XX</b>	<b>\$XX</b>
OPERATING COSTS	OPERATING COST BASE SHALL CONTINUE FROM THE EFFECTIVE YEAR OF THE LEASE. OPTION TERM IS SUBJECT TO CONTINUING ANNUAL ADJUSTMENTS.	

OPTION TERM, YEARS 16- 20		
	ANNUAL RENT	ANNUAL RATE / RSF
SHELL RENTAL RATE	<b>\$XX</b>	<b>\$XX</b>
OPERATING COSTS	OPERATING COST BASE SHALL CONTINUE FROM THE EFFECTIVE YEAR OF THE LEASE. OPTION TERM IS SUBJECT TO CONTINUING ANNUAL ADJUSTMENTS.	

provided notice is given to the Lessor at least 2 years before the end of the original Lease term or any extension thereof; all other terms and conditions of this Lease, as same may have been amended, shall remain in full force and effect during any renewal term.

2. Section 1.13, shall be deleted and replace the paragraph with the following:

The Real Estate Tax Base, as defined in the "Real Estate Tax Adjustment" paragraph of the lease shall be the actual tax costs for the period from July 1, 2023 – June 30, 2024.

3. Section 2.07, subparagraph B, the language shall be added at the end of the 7<sup>th</sup> paragraph:

Notwithstanding the foregoing, the real estate tax base shall be the actual tax costs for the tax year commencing July 1, 2023 and ending June 30, 2024.

4. Section 7.05 shall be deleted.

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Exhibit E  
GSA Lease No. GS-11P-LMD00686

I hereby acknowledge receipt of Amendment Number One to **RLP 8MD2364** and accept all terms and conditions.

USGBF NCI, LLC,  
a Delaware limited liability company

By: US Government Building Open-End Operating Partnership, LP,  
a Delaware limited partnership, its sole member

By: US GB OP GP, LLC,  
a Delaware limited liability company, its general partner

By: US Government Building Open-End REIT, LLC,  
a Delaware limited liability company, its manager

By: US Government Building US Lux JV, LP,  
a Delaware limited partnership, its manager

By: US GB PP GP LLC,  
a Delaware limited liability company, its general partner

DS  
(b) (6)  
Rick Pospisil

(b) (6)  
By: \_\_\_\_\_  
Name: Peter McLaughlin  
Title: Executive Managing Director

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**Offerors' Initial Representation:** Complete the representation below, sign and return to the LCO or his/her designee. NOTE: The "Offeror," as used on this form, is the owner of the property offered, not an individual or agent representing the owner.

**Lessors' Representation:** Complete the annual representation below, sign and return to the ALCO or his/her designee via GSA's Real Estate Tax portal at [ret.gsa.gov](http://ret.gsa.gov), or subsequent portal.

**Novation Transferees' Representation:** Complete the representation below, sign and return to the ALCO or his/her designee along with other required novation documentation.

=====

552.270-33 Foreign Ownership and Financing Representation for High-Security Leased Space.

FOREIGN OWNERSHIP AND FINANCING REPRESENTATION FOR  
HIGH-SECURITY LEASED SPACE (JUN 2021)

(a) *Definitions.* As used in this clause—

*Financing* means the process of raising or providing funds through debt or equity for purposes of meeting the requirements of the Lease, including, but not limited to, acquisition, maintenance, and construction of, or improvements to, the Property.

*Foreign entity* means a:

- (i) Corporation, company, business association, partnership, society, trust, or any other nongovernmental entity, organization, or group that is headquartered or organized under the laws of a country that is not the United States or a state, local government, tribe, or territory within the United States; or
- (ii) Government or governmental instrumentality that is not the United States Government.

*Foreign person* means an individual who is not:

- (i) A United States citizen; or
- (ii) An alien lawfully admitted for permanent residence in the United States.

*Highest-level owner* means the entity that owns or controls an immediate owner of the offeror or Lessor, or that owns or controls one or more entities that control an immediate owner of the offeror or Lessor. No entity owns or exercises control of the highest-level owner.

*Immediate owner* means an entity, other than the offeror or Lessor, that has direct control of the offeror or Lessor. Indicators of control include, but are not limited to, one or more of the following: ownership or interlocking management, identity of interests

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among family members, shared facilities and equipment, and the common use of employees.

*Unique entity identifier* means a number or other identifier used to identify a specific commercial, nonprofit, or Government entity. See [www.sam.gov](http://www.sam.gov) for the designated entity for establishing unique entity identifiers.

(b) *Timing.* The Offeror or Lessor shall complete this representation when submitting a proposal. If the Offeror is the successful awardee, the Offeror (now Lessor) shall review, update, and provide this representation on an annual basis, reflecting all changes to immediate owner, highest-level owner and financing during the preceding 1-year period, starting one year from the Lease Term Effective Date through final payment of any contract. If the Lessor intends to transfer the lease to a successor in interest under the circumstances set forth in FAR 42.1204, the Lessor shall submit this representation to the Lease Contracting Officer with any request to novate the lease. The Offeror or Lessor is responsible for the currency, accuracy and completeness of the data disclosed, and for any liability resulting from the Government's reliance on inaccurate or incomplete data.

(c) *Immediate owner.*

(1) The Offeror or Lessor represents that it ☒ does or ☐ does not have an immediate owner.

(2) If the Offeror or Lessor indicates "does" in paragraph (c)(1) of this clause, then enter the following information for the immediate owner. If the offeror or Lessor has more than one immediate owner (e.g., joint venture), then the offeror or Lessor shall provide the information for each entity.

Legal name (do not use a "doing business as" name)	US Government Building Open-End Operating Partnership, LP, a Delaware limited partnership its sole member
Unique entity identifier (if available)	N/A

(3) If the Offeror or Lessor indicates "does" in paragraph (c)(1) of this clause, then complete this additional representation: Is the immediate owner a foreign entity?:

☐ Yes or ☒ No.

(4) If the Offeror or Lessor indicates "does" in paragraph (c)(1) of this clause, then complete this additional representation: Is the immediate owner a foreign person?:

☐ Yes or ☒ No.

(5) If the Offeror or Lessor indicates "Yes" in either paragraph (c)(3) or (4) of this clause, indicating that there is foreign ownership (as a foreign entity or foreign person), then enter the following information for the foreign owner (respond for each as applicable).

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(b) (6)

INFORMANT:

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Physical address	
Country	

(d) *Highest-level owner.*

(1) The Offeror or Lessor represents that the immediate owner, if any, ☒ is or ☐ is not owned or controlled by another entity?

(2) If the Offeror or Lessor indicates "is" in paragraph (d)(1) of this clause, indicating that the immediate owner is owned or controlled by another entity, then enter the following information for the highest-level owner.

Legal name (do not use a "doing business as" name)	US GB PP GB LLC, a DE limited liability company
Unique entity identifier (if available)	N/A

(3) If the Offeror or Lessor indicates "is" in paragraph (d)(1) of this clause, then complete this additional representation: Is the highest-level owner a foreign entity?:

☐ Yes or ☒ No.

(4) If the Offeror or Lessor indicates "is" in paragraph (d)(1) of this clause, then complete this additional representation: Is the highest-level owner a foreign person?:

☐ Yes or ☒ No.

(5) If the Offeror or Lessor indicates "Yes" in either paragraph (d)(3) or (4) of this clause, indicating that there is foreign ownership (as a foreign entity or foreign person), then enter the following information for the foreign owner (respond for each as applicable).

Physical address	
Country	

(e) *Financing entity.*

(1) The Offeror or Lessor represents that the financing ☐ does or ☒ does not involve a foreign entity?

(2) The Offeror or Lessor represents that the financing ☐ does or ☒ does not involve a foreign person?

(3) If the Offeror or Lessor indicates "does" in either paragraph (e)(1) or (2) of this clause, indicating foreign financing (as a foreign entity or foreign person), then enter the following information for the foreign financing (respond for each as applicable).

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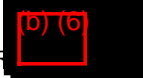
Legal name (do not use a "doing business as" name)	
Unique entity identifier (if available)	

Physical address	
Country	

(End of clause)

OFFEROR OR LESSOR NAME AND SIGNATURE	See Attached	
	_____ Name	
	_____ Signature	_____ Date

LESSOR



GOVERNMENT:



USGBF NCI, LLC,  
a Delaware limited liability company

By: US Government Building Open-End Operating Partnership, LP,  
a Delaware limited partnership, its sole member



By: US GB OP GP, LLC,  
a Delaware limited liability company, its general partner

By: US Government Building Open-End REIT, LLC,  
a Delaware limited liability company, its manager

By: US Government Building US Lux JV, LP,  
a Delaware limited partnership, its manager

By: US GB PP GP LLC,  
a Delaware limited liability company, its general partner

  
Rick Pospisil

  
By:   
Name: Peter McLaughlin  
Title: Executive Managing Director

**Exhibit G**  
**Rider #1 to Lease No. GS-11P-LMD00686**

**FIRE PROTECTION AND LIFE SAFETY EVALUATION**  
**FINDINGS AND RECOMMENDATIONS**

Lessor shall ensure and provide, at Lessor's sole cost and expense, all building renovations and improvements listed below. Specifically, the failed fire alarm devices outlined in the attached fire alarm and signaling inspection report dated June 21, 2022, must be corrected within 90 days of Lease Award.

1. **Fire Alarm Box Summary:** Correct **1** failed pull station – manual
2. **Duct Detector Summary:** Correct **8** failed duct detectors
3. **Smoke Detector Summary:** Correct **14** failed smoked detectors
4. **Supervisory Summary:** Correct **1** tamper switch
5. **Emergency Communication Equipment Summary:** Correct **4** failed fire phones.

# Annual Fire Alarm and Signaling Inspection

## Mona Electric Group

7915 Malcolm Rd.  
Clinton, MD 20735  
Phone: 301/868-8400  
Fax: 301/868-0131  
getmona.com



Inspection date: 06/21/2022

Inspector: Michael Christopher Howard,

NICET #111739

### Inspection Location

#### JBG Properties

9609 Medical Center Drive  
Rockville, MD 20850  
Phone: Fax:

#### Customer

#### JBG Properties

BB #01-2023-68202 P.O. Box 7545  
Hichsville, NY 11802-7517  
Phone: Fax:

***Inspection performed in accordance with  
NFPA 72 National Fire Alarm and Signaling Code, 2013 edition***

**Special Statement:**

When testing 1st floor stair 4 flow switch, close stair 5 tamper and flow from stair 5 to get stair 4 time. When testing 2nd floor stair 1 flow switch, close stair 2 tamper and flow from stair 2 to get stair 1 time.

**Special Statement:**

There are buttons for the disables for the inspection. There is a black dot next to the 7 buttons.

**Special Statement:**

Reviewed By: Andrew Marshall Johnson, ET, NICET #105100

**Monitoring Entity**

Agency name	Emergency 24
Contact	Confirmed off premises alarm and trouble signals with operator B1
Telephone	Engineer has the info
Monitoring account number	Engineer has the info
Type transmission	Phone Line



## Control Unit and Power Devices Summary

Items	Total Devices	Total Inspected	Total Failed
Main Fire Alarm Control Unit	1	1	0
Remote Alarm Panel	1	1	0
Remote LED Indicator	1	1	0
<b>Total</b>	<b>3</b>	<b>3</b>	<b>0</b>

## Control Unit and Power Devices

## Main Fire Alarm Control Unit

## 1 FACR Edwards EST 3

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Acknowledge/silence button functions properly. (Table 14.4.3.2(2))	Pass
Interfaced equipment signals verified. (Table 14.4.3.2(2))	Pass
Off premise alarm signal verified. (Table 14.4.3.2(2))	Pass
Off premise trouble signal verified. (Table 14.4.3.2(2))	Pass
Off premise supervisory signal verified. (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	N/A
Fire panel free from all grounds. (Table 14.4.3.2(2))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(1))	N/A
Correct fuses installed. (Table 14.4.3.2(2b))	N/A
Disconnect switches operating properly. (Table 14.4.3.2(3b))	N/A
Installation documents or location of documents stored at CU. (7.7.2)	Pass
Secondary (standby) power supply (Table 14.4.3.2(2e))	N/A

## Remote Alarm Panel

## 7 Electric Room 7E02 transponder

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Acknowledge/silence button functions properly. (Table 14.4.3.2(a))	Pass
Alarm signals annunciate. (Table 14.4.3.2(2))	Pass
Trouble signals annunciate. (Table 14.4.3.2(2))	Pass
Supervisory signals annunciate. (Table 14.4.3.2(2))	Pass
Alarm panel free from all grounds. (Table 14.4.3.2(2))	Pass
Batteries installed and operating properly.	Pass
Disconnect switches operating properly. (Table 14.4.3.2(3b))	Pass

## Remote LED Indicator

## All

Functional test (Table 14.4.3.2(11))	Pass
--------------------------------------	------

## Batteries

Area/Location	Install Date	Visual Inspection	Batt 1 Voltage	Batt 2 Voltage	Charger Test	Discharge Test
1 FACR 12V 18AH / far right panel w/fiber optic	5/13/22 / powersonic - bolt on	Pass	12.63	12.68	Pass 26.68	25.31
1 FACR 12V, 18AH / main panel	5/18/22/Toyo - bolt on	Pass	12.70	12.67	Pass 26.53	25.37
1st fl Electric Room 12V, 7AH 1E02 BPS 23	5/12/22 / toyo	Pass	12.58	12.55	Pass 26.54	25.13

1st fl Electric Room 12V, 7AH 1E02 BPS 5	5/12/22 / toyo	Pass	12.60	12.63	Pass 26.63	25.23
1st fl Electric Room 12V, 7AH 1W02 BPS 24	5/12/22 / toyo	Pass	12.66	12.58	Pass 26.58	25.24
1st fl Electric Room 12V, 7AH 1W02 BPS 6	4/5/21 / toyo	Pass	12.75	12.72	Pass 26.56	25.47
2nd fl Electric Room 12V, 7AH 2E02 BPS 10A	5/12/22/Toyo	Pass	12.54	12.56	Pass 26.52	25.10
2nd fl Electric Room 12V, 7AH 2E02 BPS 25	5/12/22 / toyo	Pass	12.57	12.63	Pass 26.58	25.10
2nd fl Electric Room 12V, 7AH 2E02 BPS 7	5/12/22 / toyo	Pass	12.58	12.49	Pass 26.53	25.07
2nd fl Electric Room 12V, 7AH 2E02 BPS 7B	5/12/22 / toyo	Pass	12.59	12.52	Pass 26.55	25.11
2nd fl Electric Room 12V, 7AH 2W02 BPS 26	5/12/22 / toyo	Pass	12.62	12.56	Pass 26.53	25.18
2nd fl Electric Room 12V, 7AH 2W02 BPS 8	5/12/22 /Toyo	Pass	12.58	12.53	Pass 26.56	25.11
3rd fl Electric Room 12V, 7AH 3E02 BPS 27	5/12/22 / toyo	Pass	12.66	12.58	Pass 26.66	25.24
3rd fl Electric Room 12V, 7AH 3E02 BPS 9	5/12/22 / toyo	Pass	12.54	12.58	Pass 26.60	25.12
3rd fl Electric Room 12V, 7AH 3W02 BPS 10	5/12/22 / toyo	Pass	12.61	12.60	Pass 26.59	25.21
3rd fl Electric Room 12V, 7AH 3W02 BPS 28	5/12/22 / toyo	Pass	12.67	12.59	Pass 26.66	25.33
4th fl Electric Room 12V, 7AH 4E02 BPS 11	5/12/22 / toyo	Pass	12.58	12.53	Pass 26.64	25.11
4th fl Electric Room 12V, 7AH 4E02 BPS 29	5/12/22 / toyo	Pass	12.62	12.55	Pass 26.57	25.17
4th fl Electric Room 12V, 7AH 4W02 BPS 12	5/12/22 / toyo	Pass	12.58	12.63	Pass 26.59	25.21
4th fl Electric Room 12V, 7AH 4W02 BPS 30	5/12/22 / toyo	Pass	12.62	12.65	Pass 26.64	25.27
5th fl Electric Room 12V, 7AH 5E02 BPS 13	5/12/22 / toyo	Pass	12.58	12.54	Pass 26.63	25.12
5th fl Electric room 12v, 7ah 5E02 BPS 31	5/12/22 / toyo	Pass	12.54	12.58	Pass 26.60	25.12
5th fl Electric Room 12V, 7AH 5W02 BPS 14	5/12/22 / toyo	Pass	12.54	12.59	Pass 26.48	25.13
5th fl Electric Room 12V, 7AH 5W02 BPS 32	5/12/22 / toyo	Pass	12.57	12.59	Pass 26.53	25.10
6th fl Electric Room 12V, 7AH 6E02 BPS 33	5/12/22/Toyo	Pass	12.63	12.60	Pass 26.54	25.23
6th fl Electric Room 12V, 7AH 6W02 BPS 34	5/12/22/Toyo	Pass	12.63	12.60	Pass 25.55	25.23
6th fl Electric Room 6E02 BPS 15 12v/7ah	5/12/22	Pass	12.62	12.55	Pass 26.55	25.17
6th fl Electric Room 6W02 BPS 16 12v/7ah	5/12/22/Toyo	Pass	12.55	12.62	Pass 26.60	25.17
7th fl Electric Room 12V, 7AH 7W02 BPS 18	5/3/22 / toyo	Pass	12.57	12.59	Pass 26.52	25.26
7th fl Electric Room 12V, 7AH 7W02 BPS 36	5/12/22-Toyo	Pass	12.64	12.59	Pass 26.56	25.23
7th fl Electric Room 12V, 7Ah 7W02 transponder	5/12/22 / toyo	Pass	12.56	12.64	Pass 26.63	25.20
7th fl Electric Room 7E02 BPS 17 12v/7ah	5/12/22 /Toyo	Pass	12.63	12.59	Pass 26.58	25.22
7th fl Electric Room 7E02 BPS 35 12v/7ah	5/12/22 / powersonic	Pass	12.54	12.56	Pass 26.53	25.10
7th fl Electric Room 7E02 transponder 12v/7ah	5/12/22	Pass	12.66	12.64	Pass 26.64	25.30
T level Electric Room 12V, 7AH TE02 20	5/12/22 / toyo	Pass	12.66	12.62	Pass 26.63	25.28
T level Electric Room 12V, 7AH TE02 BPS 1	5/12/22 / toyo	Pass	12.48	12.56	Pass 26.52	25.04
T level Electric Room 12V, 7AH TE02 BPS 2	5/12/22 / toyo	Pass	12.58	12.53	Pass 26.58	25.11

T level Electric Room 12V, 7AH TE02 BPS 21	5/12/22 / toyo	Pass	12.59	12.57	Pass 26.57	25.16
T level Electric Room 12V, 7AH TW02 BPS 19	5/12/22 / toyo	Pass	12.54	12.57	Pass 26.54	25.11
T level Electric Room 12V, 7AH TW02 BPS 3	5-12-22 / toyo	Pass	12.59	12.53	Pass 26.62	25.17
T level Electric Room 12V, 7AH TW02 BPS 37	5/12/22 / toyo	Pass	12.53	12.51	Pass 26.49	25.04
T level Electric room 12V, 7AH TW02 BPS 38	5/12/22 / toyo	Pass	12.60	12.56	Pass 26.58	25.16
T level Security Rm TW118 12V, 18AH Power/Fiber	5/17/22 /Energy power	Pass	13.00	13.26	Pass 26.42	26.26

Batteries						
Area/Location	Install Date	Visual Inspection	Discharge Test	Load Voltage	Charger Test	
1st fl FACR / BPS 22 - bottom	5/12/22 / toyo	Pass	Pass	Pass 25.09	Pass	
1st fl FACR / BPS4 - top	5/12/22 / toyo	Pass	Pass	Pass 25.18	Pass	

### Booster Control Unit and Power Supply Summary

Items	Total Devices	Total Inspected	Total Failed
Booster Power Supply	42	42	0
Total	42	42	0

### Booster Control Unit and Power Supply

#### Booster Power Supply

##### 1 FACR BPS 22 / bottom Edwards BPS

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

#### Booster Power Supply

##### 1 Electric Room 1E02 BPS 5 Edwards BPS

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

#### Booster Power Supply

##### 1 Electric Room 1E02 BPS 23 Edwards BPS

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass

##### 9609 Medical Center Drive ANN

**Booster Power Supply****1 Electric Room 1E02 BPS 23 Edwards BPS**

Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

**Booster Power Supply****1 Electric Room 1W02 BPS 6 Edwards BPS**

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

**Booster Power Supply****1 Electric Room 1W02 BPS 24 Edwards BPS**

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

**Booster Power Supply****1 FACR BPS 4 / top Edwards BPS**

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

**Booster Power Supply****1 FACR BPS right with fiber optic control Edward BPS**

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

**Booster Power Supply****2 Electric Room 2E02 right BPS 7A Edwards BPS**

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

**Booster Power Supply****2 Electric Room 2E02 bottom BPS 25 Edwards BPS**

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

**Booster Power Supply****2 Electric room 2E02 top BPS 7 Edwards BPS**

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

**Booster Power Supply****2 Electric Room 2W02 BPS 8 Edwards BPS**

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

**Booster Power Supply****2 Electric Room 2W02 BPS 26 Edwards BPS**

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass

9609 Medical Center Drive ANN

Page 7 of 41

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**Booster Power Supply****2 Electric Room 2W02 BPS 26 Edwards BPS**

Secondary (standby) power supply (Table 14.4.2.2(3))	Pass
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**Booster Power Supply****2 Electric Room 2E02 left BPS 7B Edwards BPS**

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

**Booster Power Supply****3 Electric Room 3W02 BPS 10 Edwards BPS**

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

**Booster Power Supply****3 Electric Room 3W02 BPS 28 Edwards BPS**

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

**Booster Power Supply****3 Electric Room 3E02 BPS 27 Edwards BPS**

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

**Booster Power Supply****3 Electric Room 3E02 BPS 9 Edwards BPS**

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
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**Booster Power Supply****3 Electric Room 3E02 BPS 9 Edwards BPS**

Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

**Booster Power Supply****4 Electric Room 4W02 BPS 12 Edwards BPS**

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

**Booster Power Supply****4 Electric Room 4W02 BPS 30 Edwards BPS**

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

**Booster Power Supply****4 Electric Room 4E02 BPS 29 Edwards BPS**

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

**Booster Power Supply****4 Electric Room 4E02 BPS 11 Edwards BPS**

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

**Booster Power Supply****5 Electric Room 5E02 BPS 13 Edwards BPS**

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

**Booster Power Supply****5 Electric Room 5E02 BPS 31 Edwards BPS**

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

**Booster Power Supply****5 Electric Room 5W02 BPS 32 Edwards BPS**

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

**Booster Power Supply****5 Electric Room 5W02 BPS 14 Edwards BPS**

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

**Booster Power Supply****6 Electric Room 6E02 BPS 15 Edwards BPS**

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass



**Booster Power Supply****6 Electric Room 6E02 BPS 15 Edwards BPS**

Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

**Booster Power Supply****6 Electric Room 6E02 BPS 33 Edwards BPS**

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

**Booster Power Supply****6 Electric Room 6W02 BPS 34 Edwards BPS**

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

**Booster Power Supply****6 Electric Room 6W02 BPS 16 Edwards BPS**

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

**Booster Power Supply****7 Electric Room 7E02 BPS 35 Edwards BPS**

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

**Booster Power Supply****7 Electric Room 7E02 BPS 17 Edwards BPS**

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
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**Booster Power Supply****7 Electric Room 7E02 BPS 17 Edwards BPS**

Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

**Booster Power Supply****7 Electric Room 7W02 transponder Edwards EST**

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

**Booster Power Supply****7 Electric Room 7W02 BPS 18 Edwards BPS**

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

**Booster Power Supply****7 Electric Room 7W02 BPS 36 Edwards BPS**

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

**Booster Power Supply****T Electric Room TE02 BPS 2 Edwards BPS**

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

**Booster Power Supply****T Electric Room TE02 BPS 1 Edwards BPS**

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

**Booster Power Supply****T Electric Room TE02 BPS 20 Edwards BPS**

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

**Booster Power Supply****T Electric Room TE02 BPS 21 Edwards BPS**

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

**Booster Power Supply****T Electric Room TW02 BPS 38 Edwards BPS**

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

**Booster Power Supply****T Electric Room TW02 BPS 19 Edwards BPS**

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass

**Booster Power Supply****T Electric Room TW02 BPS 19 Edwards BPS**

Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

**Booster Power Supply****T Electric Room TW02 BPS 37 Edwards BPS**

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

**Booster Power Supply****T Electric Room TW02 BPS 3 Edwards BPS**

Lamps/LEDs function properly. (Table 14.4.3.2(2))	Pass
Do trouble conditions annunciate at the main fire alarm panel. (Table 14.4.3.2(d))	Pass
Batteries installed and operating properly? (Table 14.4.3.2(2))	Pass
Ground fault monitoring circuit operates properly. (Table 14.4.3.2(3c))	Pass
Batteries installed and operating properly. (Table 14.4.3.2(2))	Pass
Power supply supervision operating properly. (Table 14.4.3.2(2))	Pass
Secondary (standby) power supply (Table 14.4.2.2(3))	Pass

**Fire Alarm Box Summary**

Type	Total	Tested	Failed
Pull Station - Manual	51	51	1
<b>Total</b>	<b>51</b>	<b>51</b>	<b>1</b>

**Fire Alarm Box Devices**

Type	Area/Location	Address	Visual Inspection	Functional Test
Pull Station - Manual	1 - Zn 1 Corridor west @ lobby NE	1020398	Pass	Pass
Pull Station - Manual	1 - Zn 1 Lobby @ main entrance east	1020395	Pass	Pass
Pull Station - Manual	1 - Zn 1 Stair 2	1020399	Pass	Pass
Pull Station - Manual	1 - Zn 1 Stair 3	1020400	Pass	Pass
Pull Station - Manual	1 - Zn 2 Corridor @ lobby near stair 4	1020380	Pass	Pass
Pull Station - Manual	1 - Zn 2 Lobby @ main entrance east	1020394	Pass	Pass
Pull Station - Manual	1 - Zn 2 Stair 5	1020381	Pass	Pass
Pull Station - Manual	1 - Zn 2 Stair 6	1020382	Pass	Pass
Pull Station - Manual	2 - Zn 1 Stair 1	2040148	Pass	Pass
Pull Station - Manual	2 - Zn 1 Stair 2	2040149	Pass	Pass
Pull Station - Manual	2 - Zn 1 Stair 3	2040150	Pass	Pass
Pull Station - Manual	2 - Zn 2 Stair 4	2040129	Pass	Pass
Pull Station - Manual	2 - Zn 2 Stair 5	2040130	Pass	Pass
Pull Station - Manual	2 - Zn 2 Stair 6	2040136	Pass	Pass
Pull Station - Manual	3 - Zn 1 Stair 1	3020129	Pass	Pass
Pull Station - Manual	3 - Zn 1 Stair 2	3020130	Pass	Pass

**Fire Alarm Box Devices**

Type	Area/Location	Address	Visual Inspection	Functional Test
Pull Station - Manual	3 - Zn 2 Stair 4	2020129	Pass	Pass
Pull Station - Manual	3 - Zn 2 Stair 5	2020130	Pass	Pass
Pull Station - Manual	4 - Zn Stair 2	3020146	Pass	Pass
Pull Station - Manual	4 - Zn 2 Stair 4	2020145	Pass	Pass
Pull Station - Manual	4 - Zn 2 Stair 5	2020146	Pass	Pass
Pull Station - Manual	4 - Zn1 Stair 1	3020145	Pass	Pass
Pull Station - Manual	5 - Zn 1 Stair 1	3020161	Pass	Pass
Pull Station - Manual	5 - Zn 1 Stair 2	3020162	Pass	Pass
Pull Station - Manual	5 - Zn 2 Stair 4	2020161	Pass	Pass
Pull Station - Manual	5 - Zn 2 Stair 5	2020162	Pass	Pass
Pull Station - Manual	6 - Zn 1 Stair 1	3020379	Pass	Pass
Pull Station - Manual	6 - Zn 1 Stair 2	3020380	Pass	Pass
Pull Station - Manual	6 - Zn 2 Stair 4	2020379	Pass	Pass
Pull Station - Manual	6 - Zn 2 Stair 5	2020380	Pass	Pass
Pull Station - Manual	7 - Zn 1 Stair 1	3020395	Pass	Pass
Pull Station - Manual	7 - Zn 1 Stair 2	3020396	Pass	Pass
Pull Station - Manual	7 - Zn 2 Stair 4	2020395	Pass	Pass
Pull Station - Manual	7 - Zn 2 Stair 5	2020396	Pass	Pass
Pull Station - Manual	PH - Zn 1 Cooling Tower west	3020423	Pass	Pass
Pull Station - Manual	PH - Zn 2 Cooling Tower east	2020423	Pass	Pass
Pull Station - Manual	Terrace - Zn 1 Loading Dock west	1020179	Pass	Pass
Pull Station - Manual	Terrace - Zn 1 Stair 1	1020174	Pass	Pass
Pull Station - Manual	Terrace - Zn 1 Stair 2	1020175	Pass	Pass
Pull Station - Manual	Terrace - Zn 1 Stair 3	1020176	Pass	Pass
Pull Station - Manual	Terrace - Zn 1 Tenant Space west courtyard exit	1020177	Pass	Pass
Pull Station - Manual	Terrace - Zn 2 Corridor @ north exit to courtyard	2040387	Pass	Pass
Pull Station - Manual	Terrace - Zn 2 Corridor @ south exit to courtyard	2040389	Pass	Pass
Pull Station - Manual	Terrace - Zn 2 Corridor near TW400 exit	1020232	Pass	Pass
Pull Station - Manual	Terrace - Zn 2 Corridor@ east exit to courtyard	2040388	Pass	Pass
Pull Station - Manual	Terrace - Zn 2 Stair 4	2040385	Pass	Pass
Pull Station - Manual	Terrace - Zn 2 Stair 5	2040386	Pass	Pass
Pull Station - Manual	Terrace - Zn 2 Stair 6	2040390	Pass	Pass
Pull Station - Manual	Terrace - Zn 2 Tenant Space @ courtyard east exit cafeteria	2040391	Pass	Pass
Pull Station - Manual	Terrace - Zn 2 Tenant Space @ courtyard east exit cafeteria	2040392	Pass	Pass
Pull Station - Manual	Terrace level Zn 2 Seminar room 406 / east north east exit	2040393	Pass	Fail

**Duct Detector Summary**

Type	Total	Tested	Failed
Duct Detector	88	88	8
	88	88	8



**Duct Detectors**

Area/Location	Address	Visual Inspection	Functional Test
1 - Zn Corridor @ area 1W702 / cubical 1W768	1020320	Pass	Pass
1 - Zn Corridor @ room 1E500 east	1020271	Pass	Pass
1 - Zn Corridor @ room 1W200 west	1020294	Pass	Pass
1 - Zn Ladies Room inside east	1020270	Pass	Pass
1 - Zn Ladies Room inside west	1020293	Pass	Pass
1 - Zn Mechanical Room 1E06	1020269	Pass	Pass
1 - Zn Mechanical Room 1W06	1020292	Pass	Pass
1 - Zn Mechanical Room AHU G W supply	1020295	Pass	Pass
1 - Zn Mechanical Room GF E supply	1020272	Pass	Pass
2 - Zn Corridor near room 2E500 east	2040020	Pass	Pass
2 - Zn Corridor near room 2W200 west	2040042	Pass	Pass
2 - Zn Ladies Room inside east	2040019	Pass	Pass
2 - Zn Ladies Room inside west	2040041	Pass	Pass
2 - Zn Mechanical Room 2W06	2040040	Pass	Pass
2 - Zn Mechanical Room AHU 2 E supply	2040021	Pass	Pass
2 - Zn Mechanical Room AHU 2 W supply	2040043	Pass	Pass
2 - Zn Mechanical Room 2E06	2040018	Pass	Pass
3 - Zn Corridor @ 3E500 east	2020020	Pass	Fail
3 - Zn Corridor near room 3W200 west	3020020	Pass	Pass
3 - Zn Ladies Room inside east	2020019	Pass	Pass
3 - Zn Ladies Room inside west	3020019	Pass	Fail
3 - Zn Mechanical Room 3E06	2020018	Pass	Pass
3 - Zn Mechanical Room 3W06	3020018	Pass	Pass
3 - Zn Mechanical Room AHU 3 E supply	2020021	Pass	Pass
3 - Zn Mechanical Room AHU 3 W supply	3020021	Pass	Pass
4 - Zn Corridor @ 4E500 east	2020042	Pass	Pass
4 - Zn Corridor near room 4W200 west	3020042	Pass	Pass
4 - Zn Ladies Room inside east	2020041	Pass	Pass
4 - Zn Ladies Room inside west	3020041	Pass	Pass
4 - Zn Mechanical Room 4E06	2020040	Pass	Pass
4 - Zn Mechanical Room 4W06	3020040	Pass	Pass
4 - Zn Mechanical Room AHU 4 E supply	2020043	Pass	Pass
4 - Zn Mechanical Room AHU W 4 supply	3020043	Pass	Pass
5 - Zn Corridor @ room 5E500 east	2020064	Pass	Pass
5 - Zn Corridor near room 5W200 west	3020064	Pass	Pass
5 - Zn Ladies Room inside east	2020063	Pass	Fail
5 - Zn Ladies Room inside west	3020063	Pass	Pass
5 - Zn Mechanical Room 5E06	2020062	Pass	Pass
5 - Zn Mechanical Room 5W06	3020062	Pass	Fail
5 - Zn Mechanical Room AHU 5 E supply	2020065	Pass	Pass
5 - Zn Mechanical Room AHU 5 W supply	3020065	Pass	Pass
6 - Zn Corridor @ room 6E500 east	2020270	Pass	Pass
6 - Zn Corridor near room 6W200 west	3020270	Pass	Pass
6 - Zn Ladies Room inside east	2020269	Pass	Pass
6 - Zn Ladies Room inside west	3020269	Pass	Pass



**Duct Detectors**

Area/Location	Address	Visual Inspection	Functional Test
6 - Zn Mechanical Room 6E06	2020268	Pass	Pass
6 - Zn Mechanical Room 6W06	3020268	Pass	Pass
6 - Zn Mechanical Room AHU E 6 supply	2020271	Pass	Pass
6 - Zn Mechanical Room AHU W 6 supply	3020271	Pass	Pass
7 - Zn Corridor @ room 7E500 east	2020292	Pass	Pass
7 - Zn Corridor @ room 7W200 west	3020292	Pass	Pass
7 - Zn Ladies Room east inside	2020291	Pass	Pass
7 - Zn Ladies Room west inside	3020291	Pass	Pass
7 - Zn Mechanical Room 7E06 east	2020290	Pass	Pass
7 - Zn Mechanical Room 7W06 west	3020290	Pass	Pass
7 - Zn Mechanical Room AHU E 7 supply	2020293	Pass	Fail
7 - Zn Mechanical Room AHU W 7 supply	3020293	Pass	Pass
PH - Zn Mechanical Room PE02 EPF	2020320	Pass	Pass
PH - Zn Mechanical Room PE02 SPF	2020321	Pass	Pass
PH - Zn Mechanical Room PW02 EPF	3020320	Pass	Pass
PH - Zn Mechanical Room PW02 SPF	3020321	Pass	Pass
PH - Zn Stair 2 out on roof over duct serves stair	3020338	Pass	Pass
PH - Zn Stair 5 out on roof over duct serves stair	2020338	Pass	Pass
Terrace - Zn Corridor near room TE400 east	2040305	Pass	Fail
Terrace - Zn Corridor near room TW301 west loading dock	1020019	Pass	Pass
Terrace - Zn Data Center, east CRAC ELL 3	2040441	Pass	Pass
Terrace - Zn Data Center, east crac ell 4	2040440	Pass	Pass
Terrace - Zn Data Center, east CRAC ELL 5	2040439	Pass	Pass
Terrace - Zn Data Center, east CRAC ELL 6	2040438	Pass	Pass
Terrace - Zn Data Center, west CRAC	1020212	Pass	Pass
Terrace - Zn Data Center, west CRAC	1020200	Pass	Pass
Terrace - Zn Data Center, west CRAC	1020201	Pass	Pass
Terrace - Zn Data Center, west CRAC	1020199	Pass	Pass
Terrace - Zn Data Center, west crac W-LL- 1 - ups	2040377	Pass	Pass
Terrace - Zn Data Center, west crac W-LL-2 - ups	2040378	Pass	Pass
Terrace - Zn Ladies Room inside east	2040303	Pass	Pass
Terrace - Zn Ladies Room inside west	1020018	Pass	Pass
Terrace - Zn Lobby return west central plant chiller	2040273	Pass	Fail
Terrace - Zn Lobby supply east central plant chiller	2040274	Pass	Fail
Terrace - Zn Mechanical Room AHU E LL supply	2040304	Pass	Pass
Terrace - Zn Mechanical Room AHU W LL near main water pipe	1020075	Pass	Pass
Terrace - Zn Mechanical Room AHU W LL supply	1020076	Pass	Pass
Terrace - Zn Mechanical Room TE06	2040302	Pass	Pass
Terrace - Zn Mechanical room TE06 Above water Pipe	2040306	Pass	Pass
Terrace - Zn Mechanical Room TW06	1020017	Pass	Pass
Terrace - Zn Mechanical Room TW06 near main water pipe	1020073	Pass	Pass
Terrace - Zn UPS Room, CRAC ELL 1	2040437	Pass	Pass
Terrace - Zn UPS Room, CRAC ELL 2	2040436	Pass	Pass

**Heat and Other Detectors Summary**

Type	Total	Tested	Failed
Heat Detector	25	25	0
	25	25	0

**Heat and Other Detectors**

Type	Area/Location	Address	Visual Inspection	Functional Test
Heat Detector	PH - Zn 1 EMR / west elevator 1-6	3020311	Pass	Pass
Heat Detector	PH - Zn 1 EMR / west elevator 1-6	3020317	Pass	Pass
Heat Detector	PH - Zn 1 EMR / west elevator 1-6	3020318	Pass	Pass
Heat Detector	PH - Zn 1 EMR / west elevator 1-6	3020315	Pass	Pass
Heat Detector	PH - Zn 1 EMR / west elevator 1-6	3020312	Pass	Pass
Heat Detector	PH - Zn 1 EMR / west elevator 1-6	3020313	Pass	Pass
Heat Detector	PH - Zn 1 EMR / west elevator 1-6	3020314	Pass	Pass
Heat Detector	PH - Zn 1 EMR / west elevator SE1	3020319	Pass	Pass
Heat Detector	PH - Zn 1 EMR / west elevator SE1	3020340	Pass	Pass
Heat Detector	PH - Zn 1 EMR / west elevator SE1	3020341	Pass	Pass
Heat Detector	PH - Zn 1 EMR / west elevator SE1	3020339	Pass	Pass
Heat Detector	PH - Zn 1 Top Of Shaft Car SE1	3020308	Pass	Pass
Heat Detector	PH - Zn 2 EMR / east elevator 7-12	2020318	Pass	Pass
Heat Detector	PH - Zn 2 EMR / east elevator 7-12	2020315	Pass	Pass
Heat Detector	PH - Zn 2 EMR / east elevator 7-12	2020317	Pass	Pass
Heat Detector	PH - Zn 2 EMR / east elevator 7-12	2020313	Pass	Pass
Heat Detector	PH - Zn 2 EMR / east elevator 7-12	2020314	Pass	Pass
Heat Detector	PH - Zn 2 EMR / east elevator 7-12	2020316	Pass	Pass
Heat Detector	PH - Zn 2 EMR / east elevator 7-12	2020312	Pass	Pass
Heat Detector	PH - Zn 2 EMR / east elevator 7-12	2020311	Pass	Pass
Heat Detector	PH - Zn 2 EMR / east elevator SE2	2020341	Pass	Pass
Heat Detector	PH - Zn 2 EMR / east elevator SE2	2020340	Pass	Pass
Heat Detector	PH - Zn 2 EMR / east elevator SE2	2020339	Pass	Pass
Heat Detector	PH - Zn 2 EMR / east elevator SE2	2020319	Pass	Pass
Heat Detector	PH - Zn2 Top Of Shaft Car SE2	200308	Pass	Pass

**Smoke Detector Summary**

Type	Total	Tested	Failed
Smoke Detector	540	540	14
	540	540	14

**Smoke Detectors**

Area/Location	Address	Visual Inspection	Functional Test
1 - Zn Mechanical Room 1E06 plenum shaft 1	1020266	Pass	Pass
1 - Zn Mechanical Room 1E06 plenum shaft 1	1020265	Pass	Pass
1 - Zn Mechanical Room 1E06 plenum shaft 1	1020267	Pass	Pass



**Smoke Detectors**

Area/Location	Address	Visual Inspection	Functional Test
1 - Zn Mechanical Room 1E06 plenum shaft 1	1020263	Pass	Pass
1 - Zn Mechanical Room 1E06 plenum shaft 1	1020264	Pass	Pass
1 - Zn Mechanical Room 1E06 plenum shaft 1	1020298	Pass	Pass
1 - Zn Mechanical Room 1E06 plenum shaft 1	1020268	Pass	Pass
1 - Zn Mechanical Room 1E06 plenum shaft 2	1020300	Pass	Pass
1 - Zn Mechanical Room 1E06 plenum shaft 2	1020302	Pass	Pass
1 - Zn Mechanical Room 1E06 plenum shaft 2	1020305	Pass	Pass
1 - Zn Mechanical Room 1E06 plenum shaft 2	1020303	Pass	Pass
1 - Zn Mechanical Room 1E06 plenum shaft 2	1020304	Pass	Pass
1 - Zn Mechanical Room 1E06 plenum shaft 2	1020301	Pass	Pass
1 - Zn Mechanical Room 1E06 plenum shaft 2	1020299	Pass	Pass
1 - Zn Mechanical Room 1W06 plenum shaft 1	1020288	Pass	Pass
1 - Zn Mechanical Room 1W06 plenum shaft 1	1020290	Pass	Pass
1 - Zn Mechanical Room 1W06 plenum shaft 1	1020291	Pass	Pass
1 - Zn Mechanical Room 1W06 plenum shaft 1	1020289	Pass	Pass
1 - Zn Mechanical Room 1W06 plenum shaft 1	1020287	Pass	Pass
1 - Zn Mechanical Room 1W06 plenum shaft 1	1020313	Pass	Pass
1 - Zn Mechanical Room 1W06 plenum shaft 1	1020286	Pass	Pass
1 - Zn Mechanical Room 1W06 plenum shaft 2	1020309	Pass	Pass
1 - Zn Mechanical Room 1W06 plenum shaft 2	1020306	Pass	Pass
1 - Zn Mechanical Room 1W06 plenum shaft 2	1020307	Pass	Pass
1 - Zn Mechanical Room 1W06 plenum shaft 2	1020311	Pass	Pass
1 - Zn Mechanical Room 1W06 plenum shaft 2	1020310	Pass	Pass
1 - Zn Mechanical Room 1W06 plenum shaft 2	1020312	Pass	Pass
1 - Zn Mechanical Room 1W06 plenum shaft 2	1020308	Pass	Pass
1 - Zn 1 Corridor @ stair 1	1020274	Pass	Pass
1 - Zn 1 Corridor @ stair 2	1020283	Pass	Pass
1 - Zn 1 Corridor west @ lobby SW	1020279	Pass	Pass
1 - Zn 1 Corridor west @lobby NW	1020280	Pass	Pass
1 - Zn 1 Electric Room 1W02	1020281	Pass	Pass
1 - Zn 1 Electric Room 1W08	1020282	Pass	Pass
1 - Zn 1 Elevator Lobby / west elevator 1-6	1020275	Pass	Pass
1 - Zn 1 Elevator Lobby / west elevator 1-6	1020276	Pass	Pass
1 - Zn 1 Elevator Lobby / west elevator SE1	1020277	Pass	Pass
1 - Zn 1 FACR	1020297	Pass	Pass
1 - Zn 1 File Room 1W014	1020317	Pass	Pass
1 - Zn 1 File Room 1W024	1020316	Pass	Pass
1 - Zn 1 Lan Room 1W018	1020318	Pass	Pass
1 - Zn 1 Lan Room 1W022	1020319	Pass	Pass
1 - Zn 1 Mechanical Room 1W06	1020284	Pass	Pass
1 - Zn 1 Mechanical Room 1W06	1020285	Pass	Pass
1 - Zn 1 West NE Hall & Lobby	1020278	Pass	Pass
1 - Zn 2 Corridor @ lobby near stair 4	1020257	Pass	Pass
1 - Zn 2 Corridor @ lobby SE	1020255	Pass	Pass
1 - Zn 2 Corridor @ stair 4	1020251	Pass	Pass

**Smoke Detectors**

Area/Location	Address	Visual Inspection	Functional Test
1 - Zn 2 Corridor @ stair 5	1020260	Pass	Pass
1 - Zn 2 Corridor east NE @ lobby	1020256	Pass	Pass
1 - Zn 2 Electric Room 1E02	1020258	Pass	Pass
1 - Zn 2 Electric Room 1E08	1020259	Pass	Pass
1 - Zn 2 Elevator Lobby / east elevator 7-12	1020252	Pass	Pass
1 - Zn 2 Elevator Lobby / east elevator 7-12	1020253	Pass	Pass
1 - Zn 2 Elevator Lobby / elevator lobby SE2	1020254	Pass	Pass
1 - Zn 2 File Room 1E014	1020296	Pass	Pass
1 - Zn 2 File Room 1E024	1020273	Pass	Pass
1 - Zn 2 Lan Room 1E018	1020314	Pass	Pass
1 - Zn 2 Lan Room 1E022	1020315	Pass	Pass
1 - Zn 2 Mechanical Room 1E06	1020262	Pass	Pass
1 - Zn 2 Mechanical Room 1E06	1020261	Pass	Pass
2 - Zn Mechanical Room 2E06 plenum shaft 1	2040015	Pass	Pass
2 - Zn Mechanical Room 2E06 plenum shaft 1	2040017	Pass	Pass
2 - Zn Mechanical Room 2E06 plenum shaft 1	2040012	Pass	Pass
2 - Zn Mechanical Room 2E06 plenum shaft 1	2040014	Pass	Pass
2 - Zn Mechanical Room 2E06 plenum shaft 1	2040013	Pass	Pass
2 - Zn Mechanical Room 2E06 plenum shaft 1	2040045	Pass	Pass
2 - Zn Mechanical Room 2E06 plenum shaft 1	2040016	Pass	Pass
2 - Zn Mechanical Room 2E06 plenum shaft 2	2040047	Pass	Pass
2 - Zn Mechanical Room 2E06 plenum shaft 2	2040052	Pass	Pass
2 - Zn Mechanical Room 2E06 plenum shaft 2	2040051	Pass	Pass
2 - Zn Mechanical Room 2E06 plenum shaft 2	2040050	Pass	Pass
2 - Zn Mechanical Room 2E06 plenum shaft 2	2040049	Pass	Pass
2 - Zn Mechanical Room 2E06 plenum shaft 2	2040048	Pass	Pass
2 - Zn Mechanical Room 2E06 plenum shaft 2	2040046	Pass	Pass
2 - Zn Mechanical Room 2W06 plenum shaft 1	2040035	Pass	Pass
2 - Zn Mechanical Room 2W06 plenum shaft 1	2040060	Pass	Pass
2 - Zn Mechanical Room 2W06 plenum shaft 1	2040039	Pass	Pass
2 - Zn Mechanical Room 2W06 plenum shaft 1	2040038	Pass	Pass
2 - Zn Mechanical Room 2W06 plenum shaft 1	2040037	Pass	Pass
2 - Zn Mechanical Room 2W06 plenum shaft 1	2040036	Pass	Pass
2 - Zn Mechanical Room 2W06 plenum shaft 1	2040034	Pass	Pass
2 - Zn Mechanical Room 2W06 plenum shaft 2	2040056	Pass	Pass
2 - Zn Mechanical Room 2W06 plenum shaft 2	2040055	Pass	Pass
2 - Zn Mechanical Room 2W06 plenum shaft 2	2040054	Pass	Pass
2 - Zn Mechanical Room 2W06 plenum shaft 2	2040059	Pass	Pass
2 - Zn Mechanical Room 2W06 plenum shaft 2	2040057	Pass	Pass
2 - Zn Mechanical Room 2W06 plenum shaft 2	2040058	Pass	Pass
2 - Zn Mechanical Room 2W06 plenum shaft 2	2040053	Pass	Pass
2 - Zn 1 Corridor @ lobby west	2040027	Pass	Pass
2 - Zn 1 Corridor @ lobby west	2040026	Pass	Pass
2 - Zn 1 Electric Room 2W02	2040029	Pass	Pass
2 - Zn 1 Electric Room 2W08	2040030	Pass	Pass

**Smoke Detectors**

Area/Location	Address	Visual Inspection	Functional Test
2 - Zn 1 Elevator Lobby / west elevator 1-6	2040025	Pass	Pass
2 - Zn 1 Elevator Lobby / west elevator 1-6	2040024	Pass	Pass
2 - Zn 1 Elevator Lobby / west elevator SE1	2040028	Pass	Pass
2 - Zn 1 File Room 2W014	2040061	Pass	Pass
2 - Zn 1 File Room 2W024	2040064	Pass	Pass
2 - Zn 1 Lan Room 2W018	2040062	Pass	Pass
2 - Zn 1 Lan Room 2W022	2040063	Pass	Pass
2 - Zn 1 Mechanical Room 2W06	2040032	Pass	Pass
2 - Zn 1 Mechanical Room 2W06	2040031	Pass	Pass
2 - Zn 1 Stair 1	200023	Pass	Pass
2 - Zn 1 Stair 2	200033	Pass	Pass
2 - Zn 1 Storage Room 2W038 / inside 2W040	2040044	Pass	Pass
2 - Zn 1 Storage Room 2W040	2040022	Pass	Pass
2 - Zn 2 Corridor @ lobby east	2040004	Pass	Pass
2 - Zn 2 Corridor @ lobby east	2040005	Pass	Pass
2 - Zn 2 Corridor @ stair 1	2040023	Pass	Pass
2 - Zn 2 Corridor @ stair 2	2040033	Pass	Pass
2 - Zn 2 Corridor @ stair 4	2040001	Pass	Pass
2 - Zn 2 Corridor @ stair 5	2040011	Pass	Pass
2 - Zn 2 Electric Room 2E02	2040007	Pass	Pass
2 - Zn 2 Electric Room 2E08	2040008	Pass	Pass
2 - Zn 2 Elevator Lobby / east elevator 7-12	2040002	Pass	Pass
2 - Zn 2 Elevator Lobby / east elevator 7-12	2040003	Pass	Pass
2 - Zn 2 Elevator Lobby / elevator lobby SE2	2040006	Pass	Pass
2 - Zn 2 File Room 2E014	2040067	Pass	Pass
2 - Zn 2 File Room 2E024	2040068	Pass	Pass
2 - Zn 2 Lan Room 2E018	2040065	Pass	Pass
2 - Zn 2 Lan Room 2E022	2040066	Pass	Pass
2 - Zn 2 Mechanical Room 2E06	2040009	Pass	Pass
2 - Zn 2 Mechanical Room 2E06	2040010	Pass	Pass
2 - Zn 2 Storage Room 2E126	2040069	Pass	Pass
3 - Zn Mechanical Room 3E06 plenum shaft 1	2020016	Pass	Pass
3 - Zn Mechanical Room 3E06 plenum shaft 1	2020013	Pass	Pass
3 - Zn Mechanical Room 3E06 plenum shaft 1	2020017	Pass	Pass
3 - Zn Mechanical Room 3E06 plenum shaft 1	2020015	Pass	Pass
3 - Zn Mechanical Room 3E06 plenum shaft 1	2020012	Pass	Pass
3 - Zn Mechanical Room 3E06 plenum shaft 1	2020014	Pass	Pass
3 - Zn Mechanical Room 3E06 plenum shaft 1	2020067	Pass	Pass
3 - Zn Mechanical Room 3E06 plenum shaft 2	2020072	Pass	Pass
3 - Zn Mechanical Room 3E06 plenum shaft 2	2020076	Pass	Pass
3 - Zn Mechanical Room 3E06 plenum shaft 2	2020071	Pass	Pass
3 - Zn Mechanical Room 3E06 plenum shaft 2	2020074	Pass	Pass
3 - Zn Mechanical Room 3E06 plenum shaft 2	2020070	Pass	Pass
3 - Zn Mechanical Room 3E06 plenum shaft 2	2020073	Pass	Pass
3 - Zn Mechanical Room 3E06 plenum shaft 2	2020075	Pass	Pass

**Smoke Detectors**

Area/Location	Address	Visual Inspection	Functional Test
3 - Zn Mechanical Room 3W06 plenum shaft 1	3020017	Pass	Pass
3 - Zn Mechanical Room 3W06 plenum shaft 1	3020067	Pass	Pass
3 - Zn Mechanical Room 3W06 plenum shaft 1	3020015	Pass	Pass
3 - Zn Mechanical Room 3W06 plenum shaft 1	3020013	Pass	Pass
3 - Zn Mechanical Room 3W06 plenum shaft 1	3020012	Pass	Pass
3 - Zn Mechanical Room 3W06 plenum shaft 1	3020014	Pass	Pass
3 - Zn Mechanical Room 3W06 plenum shaft 1	3020016	Pass	Pass
3 - Zn Mechanical Room 3W06 plenum shaft 2	3020072	Pass	Pass
3 - Zn Mechanical Room 3W06 plenum shaft 2	3020071	Pass	Pass
3 - Zn Mechanical Room 3W06 plenum shaft 2	3020076	Pass	Pass
3 - Zn Mechanical Room 3W06 plenum shaft 2	3020075	Pass	Pass
3 - Zn Mechanical Room 3W06 plenum shaft 2	3020074	Pass	Pass
3 - Zn Mechanical Room 3W06 plenum shaft 2	3020073	Pass	Pass
3 - Zn Mechanical Room 3W06 plenum shaft 2	3020070	Pass	Pass
3 - Zn 1 Corridor @ lobby west	3020005	Pass	Pass
3 - Zn 1 Corridor @ lobby west	3020004	Pass	Pass
3 - Zn 1 Corridor @ stair 1	3020001	Pass	Pass
3 - Zn 1 Corridor @ stair 2	3020011	Pass	Pass
3 - Zn 1 Electric Room 3W02	3020007	Pass	Pass
3 - Zn 1 Electric Room 3W08	3020008	Pass	Pass
3 - Zn 1 Elevator Lobby / west elevator 1-6	3020002	Pass	Pass
3 - Zn 1 Elevator Lobby / west elevator 1-6	0320003	Pass	Pass
3 - Zn 1 Elevator Lobby / west elevator SE1	3020006	Pass	Pass
3 - Zn 1 File Room 3W014	3020091	Pass	Pass
3 - Zn 1 File Room 3W024	3020066	Pass	Pass
3 - Zn 1 Lan Room 3W018	3020022	Pass	Pass
3 - Zn 1 Lan Room 3W022	3020044	Pass	Pass
3 - Zn 1 Mechanical Room 3W06	3020010	Pass	Pass
3 - Zn 1 Mechanical Room 3W06	3020009	Pass	Pass
3 - Zn 2 Corridor @ lobby east	2020005	Pass	Pass
3 - Zn 2 Corridor @ lobby east	2020004	Pass	Pass
3 - Zn 2 Corridor @ stair 4	2020001	Pass	Pass
3 - Zn 2 Corridor @ stair 5	2020011	Pass	Pass
3 - Zn 2 Electric Room 3E02	2020007	Pass	Pass
3 - Zn 2 Electric Room 3E08	2020008	Pass	Pass
3 - Zn 2 Elevator Lobby / east elevator 7-12	2020002	Pass	Pass
3 - Zn 2 Elevator Lobby / east elevator 7-12	2020003	Pass	Pass
3 - Zn 2 Elevator Lobby / elevator lobby SE2	2020006	Pass	Pass
3 - Zn 2 File Room 3E014	2020066	Pass	Pass
3 - Zn 2 File Room 3E024	2020091	Pass	Pass
3 - Zn 2 Lan Room 3E018	2020044	Pass	Pass
3 - Zn 2 Lan Room 3E022	2020022	Pass	Pass
3 - Zn 2 Mechanical Room 3E06	2020010	Pass	Pass
3 - Zn 2 Mechanical Room 3E06	2020009	Pass	Pass
4 - Zn Mechanical Room 4E06 plenum shaft 1	2020037	Pass	Pass

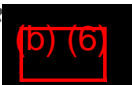


**Smoke Detectors**

Area/Location	Address	Visual Inspection	Functional Test
4 - Zn Mechanical Room 4E06 plenum shaft 1	2020039	Pass	Pass
4 - Zn Mechanical Room 4E06 plenum shaft 1	2020068	Pass	Pass
4 - Zn Mechanical Room 4E06 plenum shaft 1	2020036	Pass	Pass
4 - Zn Mechanical Room 4E06 plenum shaft 1	2020038	Pass	Pass
4 - Zn Mechanical Room 4E06 plenum shaft 1	2020035	Pass	Pass
4 - Zn Mechanical Room 4E06 plenum shaft 1	2020034	Pass	Pass
4 - Zn Mechanical Room 4E06 plenum shaft 2	2020078	Pass	Pass
4 - Zn Mechanical Room 4E06 plenum shaft 2	2020079	Pass	Pass
4 - Zn Mechanical Room 4E06 plenum shaft 2	2020081	Pass	Pass
4 - Zn Mechanical Room 4E06 plenum shaft 2	2020077	Pass	Pass
4 - Zn Mechanical Room 4E06 plenum shaft 2	2020080	Pass	Pass
4 - Zn Mechanical Room 4E06 plenum shaft 2	2020082	Pass	Pass
4 - Zn Mechanical Room 4E06 plenum shaft 2	2020083	Pass	Pass
4 - Zn Mechanical Room 4W06 plenum shaft 1	3020038	Pass	Pass
4 - Zn Mechanical Room 4W06 plenum shaft 1	3020039	Pass	Pass
4 - Zn Mechanical Room 4W06 plenum shaft 1	3020035	Pass	Pass
4 - Zn Mechanical Room 4W06 plenum shaft 1	3020034	Pass	Pass
4 - Zn Mechanical Room 4W06 plenum shaft 1	3020068	Pass	Pass
4 - Zn Mechanical Room 4W06 plenum shaft 1	3020037	Pass	Pass
4 - Zn Mechanical Room 4W06 plenum shaft 1	3020036	Pass	Pass
4 - Zn Mechanical Room 4W06 plenum shaft 2	3020083	Pass	Pass
4 - Zn Mechanical Room 4W06 plenum shaft 2	3020080	Pass	Pass
4 - Zn Mechanical Room 4W06 plenum shaft 2	3020082	Pass	Pass
4 - Zn Mechanical Room 4W06 plenum shaft 2	3020077	Pass	Pass
4 - Zn Mechanical Room 4W06 plenum shaft 2	3020079	Pass	Pass
4 - Zn Mechanical Room 4W06 plenum shaft 2	3020078	Pass	Pass
4 - Zn Mechanical Room 4W06 plenum shaft 2	3020081	Pass	Pass
4 - Zn 1 Corridor @ lobby west	3020027	Pass	Pass
4 - Zn 1 Corridor @ stair 1	3020023	Pass	Pass
4 - Zn 1 Corridor @ stair 2	3020033	Pass	Pass
4 - Zn 1 Corridor @ lobby west	3020026	Pass	Pass
4 - Zn 1 Electric Room 4W02	3020029	Pass	Pass
4 - Zn 1 Electric Room 4W08	3020030	Pass	Pass
4 - Zn 1 Elevator Lobby / west elevator 1-6	3020024	Pass	Pass
4 - Zn 1 Elevator Lobby / west elevator 1-6	3020025	Pass	Pass
4 - Zn 1 Elevator Lobby / west elevator SE1	3020028	Pass	Pass
4 - Zn 1 File Room 4W014	3020093	Pass	Pass
4 - Zn 1 File Room 4W024	3020094	Pass	Pass
4 - Zn 1 Lan Room 4W018	3020095	Pass	Pass
4 - Zn 1 Lan Room 4W022	3020092	Pass	Pass
4 - Zn 1 Mechanical Room 4W06	3020032	Pass	Pass
4 - Zn 1 Mechanical Room 4W06	3020031	Pass	Pass
4 - Zn 2 Corridor @ lobby east	2020026	Pass	Pass
4 - Zn 2 Corridor @ lobby east	2020027	Pass	Pass
4 - Zn 2 Corridor @ stair 4	2020023	Pass	Pass

**Smoke Detectors**

Area/Location	Address	Visual Inspection	Functional Test
4 - Zn 2 Corridor @ stair 5	2020033	Pass	Pass
4 - Zn 2 Electric Room 4E02	2020029	Pass	Pass
4 - Zn 2 Electric Room 4E08	2020030	Pass	Pass
4 - Zn 2 Elevator Lobby / east elevator 7-12	2020024	Pass	Pass
4 - Zn 2 Elevator Lobby / east elevator 7-12	2020025	Pass	Pass
4 - Zn 2 Elevator Lobby / elevator lobby SE2	2020028	Pass	Pass
4 - Zn 2 File Room 4E014	2020094	Pass	Pass
4 - Zn 2 File Room 4E024	2020095	Pass	Pass
4 - Zn 2 Lan Room 4E018	2020093	Pass	Pass
4 - Zn 2 Lan Room 4E022	2020092	Pass	Pass
4 - Zn 2 Mechanical Room 4E06	2020031	Pass	Pass
4 - Zn 2 Mechanical Room 4E06	2020032	Pass	Pass
5 - Zn Mechanical Room 5E06 plenum shaft 1	2020060	Pass	Pass
5 - Zn Mechanical Room 5E06 plenum shaft 1	2020056	Pass	Pass
5 - Zn Mechanical Room 5E06 plenum shaft 1	2020059	Pass	Pass
5 - Zn Mechanical Room 5E06 plenum shaft 1	2020069	Pass	Pass
5 - Zn Mechanical Room 5E06 plenum shaft 1	2020058	Pass	Pass
5 - Zn Mechanical Room 5E06 plenum shaft 1	2020061	Pass	Pass
5 - Zn Mechanical Room 5E06 plenum shaft 1	2020057	Pass	Pass
5 - Zn Mechanical Room 5E06 plenum shaft 2	2020088	Pass	Pass
5 - Zn Mechanical Room 5E06 plenum shaft 2	2020089	Pass	Pass
5 - Zn Mechanical Room 5E06 plenum shaft 2	2020087	Pass	Pass
5 - Zn Mechanical Room 5E06 plenum shaft 2	2020090	Pass	Pass
5 - Zn Mechanical Room 5E06 plenum shaft 2	2020085	Pass	Pass
5 - Zn Mechanical Room 5E06 plenum shaft 2	2020086	Pass	Pass
5 - Zn Mechanical Room 5E06 plenum shaft 2	2020084	Pass	Pass
5 - Zn Mechanical Room 5W06 plenum shaft 1	3020057	Pass	Pass
5 - Zn Mechanical Room 5W06 plenum shaft 1	3020061	Pass	Pass
5 - Zn Mechanical Room 5W06 plenum shaft 1	3020060	Pass	Pass
5 - Zn Mechanical Room 5W06 plenum shaft 1	3020069	Pass	Pass
5 - Zn Mechanical Room 5W06 plenum shaft 1	3020056	Pass	Pass
5 - Zn Mechanical Room 5W06 plenum shaft 1	3020058	Pass	Pass
5 - Zn Mechanical Room 5W06 plenum shaft 1	3020059	Pass	Pass
5 - Zn Mechanical Room 5W06 plenum shaft 2	3020090	Pass	Pass
5 - Zn Mechanical Room 5W06 plenum shaft 2	3020088	Pass	Pass
5 - Zn Mechanical Room 5W06 plenum shaft 2	3020087	Pass	Pass
5 - Zn Mechanical Room 5W06 plenum shaft 2	3020085	Pass	Pass
5 - Zn Mechanical Room 5W06 plenum shaft 2	3020084	Pass	Pass
5 - Zn Mechanical Room 5W06 plenum shaft 2	3020089	Pass	Pass
5 - Zn Mechanical Room 5W06 plenum shaft 2	3020086	Pass	Pass
5 - Zn 1 Corridor @ lobby west	3020048	Pass	Pass
5 - Zn 1 Corridor @ lobby west	3020049	Pass	Pass
5 - Zn 1 Corridor @ stair 1	3020045	Pass	Pass
5 - Zn 1 Corridor @ stair 2	3020055	Pass	Pass
5 - Zn 1 Electric Room 5W02	3020051	Pass	Pass



**Smoke Detectors**

Area/Location	Address	Visual Inspection	Functional Test
5 - Zn 1 Electric Room 5W08	3020052	Pass	Pass
5 - Zn 1 Elevator Lobby / west elevator 1-6	3020046	Pass	Pass
5 - Zn 1 Elevator Lobby / west elevator 1-6	3020047	Pass	Pass
5 - Zn 1 Elevator Lobby / west elevator SE1	3020050	Pass	Pass
5 - Zn 1 File Room 5W014	3020097	Pass	Pass
5 - Zn 1 File Room 5W024	3020098	Pass	Pass
5 - Zn 1 Lan Room 5W018	3020099	Pass	Pass
5 - Zn 1 Lan Room 5W022	3020096	Pass	Pass
5 - Zn 1 Mechanical Room 5W06	3020054	Pass	Pass
5 - Zn 1 Mechanical Room 5W06	3020053	Pass	Pass
5 - Zn 2 Corridor @ lobby east	2020049	Pass	Pass
5 - Zn 2 Corridor @ lobby east	2020048	Pass	Pass
5 - Zn 2 Corridor @ stair 4	2020045	Pass	Pass
5 - Zn 2 Corridor @ stair 5	2020055	Pass	Pass
5 - Zn 2 Electric Room 5E02	2020051	Pass	Pass
5 - Zn 2 Electric Room 5E08	2020052	Pass	Pass
5 - Zn 2 Elevator Lobby / east elevator 7-12	2020046	Pass	Pass
5 - Zn 2 Elevator Lobby / east elevator 7-12	2020047	Pass	Pass
5 - Zn 2 Elevator Lobby / elevator lobby SE2	2020050	Pass	Pass
5 - Zn 2 File Room 5E014	2020098	Pass	Pass
5 - Zn 2 File Room 5E024	2020099	Pass	Pass
5 - Zn 2 Lan Room 5E018	2020097	Pass	Pass
5 - Zn 2 Lan Room 5E022	2020096	Pass	Pass
5 - Zn 2 Mechanical Room 5E06	2020054	Pass	Pass
5 - Zn 2 Mechanical Room 5E06	2020053	Pass	Pass
6 - Zn Mechanical Room 6E06 plenum shaft 1	2020262	Pass	Pass
6 - Zn Mechanical Room 6E06 plenum shaft 1	2020263	Pass	Pass
6 - Zn Mechanical Room 6E06 plenum shaft 1	2020266	Pass	Pass
6 - Zn Mechanical Room 6E06 plenum shaft 1	2020265	Pass	Pass
6 - Zn Mechanical Room 6E06 plenum shaft 1	2020264	Pass	Pass
6 - Zn Mechanical Room 6E06 plenum shaft 1	2020267	Pass	Pass
6 - Zn Mechanical Room 6E06 plenum shaft 1	2020322	Pass	Pass
6 - Zn Mechanical Room 6E06 plenum shaft 2	2020325	Pass	Pass
6 - Zn Mechanical Room 6E06 plenum shaft 2	2020329	Pass	Pass
6 - Zn Mechanical Room 6E06 plenum shaft 2	2020326	Pass	Pass
6 - Zn Mechanical Room 6E06 plenum shaft 2	2020330	Pass	Pass
6 - Zn Mechanical Room 6E06 plenum shaft 2	2020328	Pass	Pass
6 - Zn Mechanical Room 6E06 plenum shaft 2	2020324	Pass	Pass
6 - Zn Mechanical Room 6E06 plenum shaft 2	2020327	Pass	Pass
6 - Zn Mechanical Room 6W06 plenum shaft 1	3020263	Pass	Pass
6 - Zn Mechanical Room 6W06 plenum shaft 1	3020266	Pass	Pass
6 - Zn Mechanical Room 6W06 plenum shaft 1	3020264	Pass	Pass
6 - Zn Mechanical Room 6W06 plenum shaft 1	3020267	Pass	Pass
6 - Zn Mechanical Room 6W06 plenum shaft 1	3020262	Pass	Pass
6 - Zn Mechanical Room 6W06 plenum shaft 1	3020265	Pass	Pass

**Smoke Detectors**

Area/Location	Address	Visual Inspection	Functional Test
6 - Zn Mechanical Room 6W06 plenum shaft 1	3020322	Pass	Pass
6 - Zn Mechanical Room 6W06 plenum shaft 2	3020328	Pass	Pass
6 - Zn Mechanical Room 6W06 plenum shaft 2	3020327	Pass	Pass
6 - Zn Mechanical Room 6W06 plenum shaft 2	3020326	Pass	Pass
6 - Zn Mechanical Room 6W06 plenum shaft 2	3020329	Pass	Pass
6 - Zn Mechanical Room 6W06 plenum shaft 2	3020324	Pass	Pass
6 - Zn Mechanical Room 6W06 plenum shaft 2	3020330	Pass	Pass
6 - Zn Mechanical Room 6W06 plenum shaft 2	3020325	Pass	Pass
6 - Zn 1 Corridor @ lobby west	3020254	Pass	Pass
6 - Zn 1 Corridor @ lobby west	3020255	Pass	Pass
6 - Zn 1 Corridor @ stair 1	3020251	Pass	Pass
6 - Zn 1 Corridor @ stair 2	3020261	Pass	Pass
6 - Zn 1 Electric Room 6W02	3020257	Pass	Pass
6 - Zn 1 Electric Room 6W08	3020258	Pass	Pass
6 - Zn 1 Elevator Lobby / west elevator 1-6	3020253	Pass	Pass
6 - Zn 1 Elevator Lobby / west elevator 1-6	3020252	Pass	Pass
6 - Zn 1 Elevator Lobby / west elevator SE1	3020256	Pass	Pass
6 - Zn 1 File Room 6W014	3020296	Pass	Pass
6 - Zn 1 File Room 6W024	3020295	Pass	Pass
6 - Zn 1 Lan Room 6W018	3020294	Pass	Pass
6 - Zn 1 Lan Room 6W022	3020272	Pass	Pass
6 - Zn 1 Mechanical Room 6W06	3020260	Pass	Pass
6 - Zn 1 Mechanical Room 6W06	3020259	Pass	Pass
6 - Zn 2 Corridor @ lobby	2020254	Pass	Pass
6 - Zn 2 Corridor @ lobby east	2020255	Pass	Pass
6 - Zn 2 Corridor @ stair 4	2020251	Pass	Pass
6 - Zn 2 Corridor @ stair 5	2020261	Pass	Pass
6 - Zn 2 Electric Room 6E02	2020257	Pass	Pass
6 - Zn 2 Electric Room 6E08	2020258	Pass	Pass
6 - Zn 2 Elevator Lobby / east elevator 7-12	2020252	Pass	Pass
6 - Zn 2 Elevator Lobby / east elevator 7-12	2020253	Pass	Pass
6 - Zn 2 Elevator Lobby / elevator lobby SE2	2020256	Pass	Pass
6 - Zn 2 File Room 6E014	2020295	Pass	Pass
6 - Zn 2 File Room 6E024	2020296	Pass	Pass
6 - Zn 2 Lan Room 6E018	2020294	Pass	Pass
6 - Zn 2 Lan Room 6E022	2020272	Pass	Pass
6 - Zn 2 Mechanical Room 6E06	2020259	Pass	Pass
6 - Zn 2 Mechanical Room 6E06	2020260	Pass	Pass
7 - Zn Mechanical Room 7E06 plenum shaft 1	2020323	Pass	Fail
7 - Zn Mechanical Room 7E06 plenum shaft 1	2020285	Pass	Fail
7 - Zn Mechanical Room 7E06 plenum shaft 1	2020286	Pass	Fail
7 - Zn Mechanical Room 7E06 plenum shaft 1	2020284	Pass	Fail
7 - Zn Mechanical Room 7E06 plenum shaft 1	2020289	Pass	Fail
7 - Zn Mechanical Room 7E06 plenum shaft 1	2020337	Pass	Fail
7 - Zn Mechanical Room 7E06 plenum shaft 1	2020287	Pass	Fail



**Smoke Detectors**

Area/Location	Address	Visual Inspection	Functional Test
7 - Zn Mechanical Room 7E06 plenum shaft 2	2020334	Pass	Fail
7 - Zn Mechanical Room 7E06 plenum shaft 2	2020331	Pass	Fail
7 - Zn Mechanical Room 7E06 plenum shaft 2	2020288	Pass	Fail
7 - Zn Mechanical Room 7E06 plenum shaft 2	2020332	Pass	Fail
7 - Zn Mechanical Room 7E06 plenum shaft 2	2020335	Pass	Fail
7 - Zn Mechanical Room 7E06 plenum shaft 2	2020333	Pass	Fail
7 - Zn Mechanical Room 7E06 plenum shaft 2	2020336	Pass	Fail
7 - Zn Mechanical Room 7W06 plenum shaft 1	3020287	Pass	Pass
7 - Zn Mechanical Room 7W06 plenum shaft 1	3020323	Pass	Pass
7 - Zn Mechanical Room 7W06 plenum shaft 1	3020288	Pass	Pass
7 - Zn Mechanical Room 7W06 plenum shaft 1	3020284	Pass	Pass
7 - Zn Mechanical Room 7W06 plenum shaft 1	3020286	Pass	Pass
7 - Zn Mechanical Room 7W06 plenum shaft 1	3020285	Pass	Pass
7 - Zn Mechanical Room 7W06 plenum shaft 1	3020289	Pass	Pass
7 - Zn Mechanical Room 7W06 plenum shaft 2	3020335	Pass	Pass
7 - Zn Mechanical Room 7W06 plenum shaft 2	3020336	Pass	Pass
7 - Zn Mechanical Room 7W06 plenum shaft 2	3020331	Pass	Pass
7 - Zn Mechanical Room 7W06 plenum shaft 2	3020333	Pass	Pass
7 - Zn Mechanical Room 7W06 plenum shaft 2	3020337	Pass	Pass
7 - Zn Mechanical Room 7W06 plenum shaft 2	3020332	Pass	Pass
7 - Zn Mechanical Room 7W06 plenum shaft 2	3020334	Pass	Pass
7 - Zn 1 Corridor @ lobby west	3020277	Pass	Pass
7 - Zn 1 Corridor @ lobby west	3020276	Pass	Pass
7 - Zn 1 Corridor @ stair 1	3020273	Pass	Pass
7 - Zn 1 Corridor @ stair 2	3020283	Pass	Pass
7 - Zn 1 Electric Room 7W02	3020279	Pass	Pass
7 - Zn 1 Electric Room 7W08	3020280	Pass	Pass
7 - Zn 1 Elevator Lobby / west elevator 1-6	3020274	Pass	Pass
7 - Zn 1 Elevator Lobby / west elevator 1-6	3020275	Pass	Pass
7 - Zn 1 Elevator Lobby / west elevator SE1	3020278	Pass	Pass
7 - Zn 1 File Room 7W014	3020300	Pass	Pass
7 - Zn 1 File Room 7W024	3020298	Pass	Pass
7 - Zn 1 File support room 7W118	3020302	Pass	Pass
7 - Zn 1 File support room 7W118	3020303	Pass	Pass
7 - Zn 1 Lan Room 7W018	3020299	Pass	Pass
7 - Zn 1 Lan Room 7W022	3020297	Pass	Pass
7 - Zn 1 Mechanical Room 7W06	3020281	Pass	Pass
7 - Zn 1 Mechanical Room 7W06	3020282	Pass	Pass
7 - Zn 2 Corridor @ lobby east	2020277	Pass	Pass
7 - Zn 2 Corridor @ lobby east	2020276	Pass	Pass
7 - Zn 2 Corridor @ stair 5	2020283	Pass	Pass
7 - Zn 2 Corridor, near stair 4	2020273	Pass	Pass
7 - Zn 2 Electric Room 7E02	2020279	Pass	Pass
7 - Zn 2 Electric Room 7E08	2020280	Pass	Pass
7 - Zn 2 Elevator Lobby / east elevator 7-12	2020274	Pass	Pass

**Smoke Detectors**

Area/Location	Address	Visual Inspection	Functional Test
7 - Zn 2 Elevator Lobby / east elevator 7-12	2020275	Pass	Pass
7 - Zn 2 Elevator Lobby / elevator lobby SE2	2020278	Pass	Pass
7 - Zn 2 File Room 7E014	2020299	Pass	Pass
7 - Zn 2 File Room 7E024	2020300	Pass	Pass
7 - Zn 2 Lan Room 7E018	2020298	Pass	Pass
7 - Zn 2 Lan Room 7E022	2020297	Pass	Pass
7 - Zn 2 Mechanical Room 7E06	2020282	Pass	Pass
7 - Zn 2 Mechanical Room 7E06	2020281	Pass	Pass
PH - Zn 1 EMR / west elevator 1-6	3020309	Pass	Pass
PH - Zn 1 EMR / west elevator SE1	3020310	Pass	Pass
PH - Zn 1 Top Of Shaft Car SE1	3020301	Pass	Pass
PH - Zn 2 EMR / east elevator 7-12	2020309	Pass	Pass
PH - Zn 2 EMR / east elevator SE2	2020310	Pass	Pass
PH - Zn 2 Top Of Shaft Car SE2	2-0301	Pass	Pass
Terrace - Zn Elevator Lobby / east elevator 7-12	2040275	Pass	Pass
Terrace - Zn Elevator Lobby / east elevator 7-12	2040276	Pass	Pass
Terrace - Zn Elevator Lobby / east service SE2	2040279	Pass	Pass
Terrace - Zn Elevator Lobby / west elevator 1-6	1020045	Pass	Pass
Terrace - Zn Elevator Lobby / west elevator 1-6	1020046	Pass	Pass
Terrace - Zn Elevator Lobby / west service SE1	1020049	Pass	Pass
Terrace - Zn Mechanical Room TE06 plenum shaft 1	2040297	Pass	Pass
Terrace - Zn Mechanical Room TE06 plenum shaft 1	2040299	Pass	Pass
Terrace - Zn Mechanical Room TE06 plenum shaft 1	2040298	Pass	Pass
Terrace - Zn Mechanical Room TE06 plenum shaft 1	2040300	Pass	Pass
Terrace - Zn Mechanical Room TE06 plenum shaft 1	2040296	Pass	Pass
Terrace - Zn Mechanical Room TE06 plenum shaft 1	2040307	Pass	Pass
Terrace - Zn Mechanical Room TE06 plenum shaft 1	2040301	Pass	Pass
Terrace - Zn Mechanical Room TE06 plenum shaft 2	2040308	Pass	Pass
Terrace - Zn Mechanical Room TE06 plenum shaft 2	2040312	Pass	Pass
Terrace - Zn Mechanical Room TE06 plenum shaft 2	2040313	Pass	Pass
Terrace - Zn Mechanical Room TE06 plenum shaft 2	2040311	Pass	Pass
Terrace - Zn Mechanical Room TE06 plenum shaft 2	2040310	Pass	Pass
Terrace - Zn Mechanical Room TE06 plenum shaft 2	2040309	Pass	Pass
Terrace - Zn Mechanical Room TE06 plenum shaft 2	2040314	Pass	Pass
Terrace - Zn Mechanical Room TW06 plenum shaft 1	1020061	Pass	Pass
Terrace - Zn Mechanical Room TW06 plenum shaft 1	1020065	Pass	Pass
Terrace - Zn Mechanical Room TW06 plenum shaft 1	1020063	Pass	Pass
Terrace - Zn Mechanical Room TW06 plenum shaft 1	1020060	Pass	Pass
Terrace - Zn Mechanical Room TW06 plenum shaft 1	1020087	Pass	Pass
Terrace - Zn Mechanical Room TW06 plenum shaft 1	1020064	Pass	Pass
Terrace - Zn Mechanical Room TW06 plenum shaft 1	1020062	Pass	Pass
Terrace - Zn Mechanical Room TW06 plenum shaft 2	1020093	Pass	Pass
Terrace - Zn Mechanical Room TW06 plenum shaft 2	1020088	Pass	Pass
Terrace - Zn Mechanical Room TW06 plenum shaft 2	1020089	Pass	Pass
Terrace - Zn Mechanical Room TW06 plenum shaft 2	1020090	Pass	Pass

**Smoke Detectors**

Area/Location	Address	Visual Inspection	Functional Test
Terrace - Zn Mechanical Room TW06 plenum shaft 2	1020091	Pass	Pass
Terrace - Zn Mechanical Room TW06 plenum shaft 2	1020094	Pass	Pass
Terrace - Zn Mechanical Room TW06 plenum shaft 2	1020092	Pass	Pass
Terrace - Zn 1 Bulk Storage TW108	1020032	Pass	Pass
Terrace - Zn 1 Bulk Storage TW108	1020033	Pass	Pass
Terrace - Zn 1 Bulk Storage TW108	1020025	Pass	Pass
Terrace - Zn 1 Bulk Storage TW108	1020022	Pass	Pass
Terrace - Zn 1 Bulk Storage TW108	1020023	Pass	Pass
Terrace - Zn 1 Bulk Storage TW108	1020024	Pass	Pass
Terrace - Zn 1 Corridor @ lobby west	1020047	Pass	Pass
Terrace - Zn 1 Corridor @ lobby west	1020048	Pass	Pass
Terrace - Zn 1 Corridor @ stair 1	1020056	Pass	Pass
Terrace - Zn 1 Corridor @ stair 2	1020057	Pass	Pass
Terrace - Zn 1 Electric Room main TW24	1020096	Pass	Pass
Terrace - Zn 1 Electric Room main TW24	1020053	Pass	Pass
Terrace - Zn 1 Electric Room TW02	1020050	Pass	Pass
Terrace - Zn 1 Electric Room TW08	1020058	Pass	Pass
Terrace - Zn 1 Emergency Generator Room West	1020059	Pass	Pass
Terrace - Zn 1 File Room TW104	1020034	Pass	Pass
Terrace - Zn 1 File Room TW104	1020037	Pass	Pass
Terrace - Zn 1 File Room TW106	1020036	Pass	Pass
Terrace - Zn 1 File Room TW106	1020035	Pass	Pass
Terrace - Zn 1 Lan Room TW204	1020071	Pass	Pass
Terrace - Zn 1 Lan Room TW300	1020072	Pass	Pass
Terrace - Zn 1 Mechanical Room TW06	1020051	Pass	Pass
Terrace - Zn 1 Mechanical Room TW06	1020052	Pass	Pass
Terrace - Zn 1 Security Room west TW21	1020055	Pass	Pass
Terrace - Zn 1 Switch Gear Room TW20 west	1020021	Pass	Pass
Terrace - Zn 1 Switch Gear Room TW20 west	1020020	Pass	Pass
Terrace - Zn 1 Tread Desk Room TW216	1020054	Pass	Pass
Terrace - Zn 1 Tread Desk Room TW216	1020095	Pass	Pass
Terrace - Zn 1 UPS Room / west	2040271	Pass	Pass
Terrace - Zn 1 UPS Room / west	2040268	Pass	Pass
Terrace - Zn 1 UPS Room / west	2040267	Pass	Pass
Terrace - Zn 1 UPS Room / west	2040266	Pass	Pass
Terrace - Zn 1 UPS Room / west	2040272	Pass	Pass
Terrace - Zn 1 UPS Room / west	2040269	Pass	Pass
Terrace - Zn 1 UPS Room / west	2040270	Pass	Pass
Terrace - Zn 1 Utility Plant west	2040265	Pass	Pass
Terrace - Zn 1 Utility Plant west	2040264	Pass	Pass
Terrace - Zn 1 West data center	1020104	Pass	Pass
Terrace - Zn 1 West data center	1020103	Pass	Pass
Terrace - Zn 1 West data center	1020099	Pass	Pass
Terrace - Zn 1 West data center	1020097	Pass	Pass
Terrace - Zn 1 West data center	1020098	Pass	Pass

**Smoke Detectors**

Area/Location	Address	Visual Inspection	Functional Test
Terrace - Zn 1 West data center	1020100	Pass	Pass
Terrace - Zn 1 West data center	1020101	Pass	Pass
Terrace - Zn 1 West data center	1020102	Pass	Pass
Terrace - Zn 2 Corridor @ lobby east	2040277	Pass	Pass
Terrace - Zn 2 Corridor @ lobby east	2040278	Pass	Pass
Terrace - Zn 2 Corridor @ stair 4	2040286	Pass	Pass
Terrace - Zn 2 Corridor @stair 5	2040287	Pass	Pass
Terrace - Zn 2 East Data Center	2040315	Pass	Pass
Terrace - Zn 2 East Data Center	2040322	Pass	Pass
Terrace - Zn 2 East Data Center	2040320	Pass	Pass
Terrace - Zn 2 East Data Center	2040317	Pass	Pass
Terrace - Zn 2 East Data Center	2040318	Pass	Pass
Terrace - Zn 2 East Data Center	2040319	Pass	Pass
Terrace - Zn 2 East Data Center	2040321	Pass	Pass
Terrace - Zn 2 East Data Center	2040316	Pass	Pass
Terrace - Zn 2 Ejector Pump Room east	2040289	Pass	Pass
Terrace - Zn 2 Electric Room TE02	2040280	Pass	Pass
Terrace - Zn 2 Electric Room TE08	2040285	Pass	Pass
Terrace - Zn 2 Electric Room TE20 main	2040284	Pass	Pass
Terrace - Zn 2 Electric Room TE20 main	2040283	Pass	Pass
Terrace - Zn 2 Electric Room TE20 main	2040291	Pass	Pass
Terrace - Zn 2 Fire / Water Room east	2040288	Pass	Pass
Terrace - Zn 2 Lan Room TE 414	2040294	Pass	Pass
Terrace - Zn 2 Mechanical Room TE06	2040282	Pass	Pass
Terrace - Zn 2 Mechanical Room TE06	2040281	Pass	Pass
Terrace - Zn 2 Storage Room near stair 5 (chair storage)	2040293	Pass	Pass
Terrace - Zn 2 Storage Room TE412	2040295	Pass	Pass
Terrace - Zn 2 Storage Room TE514	2040292	Pass	Pass
Terrace - Zn 2 Telecom Room east	2040290	Pass	Pass
Terrace - Zn 2 Utility Plant east	2040251	Pass	Pass
Terrace - Zn 2 Utility Plant east	2040260	Pass	Pass
Terrace - Zn 2 Utility Plant east	2040256	Pass	Pass
Terrace - Zn 2 Utility Plant east	2040261	Pass	Pass
Terrace - Zn 2 Utility Plant east	2040258	Pass	Pass
Terrace - Zn 2 Utility Plant east	2040259	Pass	Pass
Terrace - Zn 2 Utility Plant east	2040253	Pass	Pass
Terrace - Zn 2 Utility Plant east	2040255	Pass	Pass
Terrace - Zn 2 Utility Plant east	2040263	Pass	Pass
Terrace - Zn 2 Utility Plant east	2040257	Pass	Pass
Terrace - Zn 2 Utility Plant east	2040262	Pass	Pass
Terrace - Zn 2 Utility Plant east	2040252	Pass	Pass
Terrace - Zn 2 Utility Plant east	2040254	Pass	Pass



**Alarm Device Summary**

Type	Total	Tested	Failed
Waterflow Alarm	40	40	0
<b>Total</b>	40	40	0

**Alarm Devices**

Type	Area/Location	Address	Visual Inspection	Functional Test	Secs. to Activate
Waterflow Alarm	1 - Zn 1 Stair 1	1020408	Pass	Pass	49 sec
Waterflow Alarm	1 - Zn 1 Stair 2	1020410	Pass	Pass	44 sec
Waterflow Alarm	1 - Zn 2 Stair 4	1020390	Pass	Pass	33 sec
Waterflow Alarm	1 - Zn 2 Stair 5	1020392	Pass	Pass	20 sec
Waterflow Alarm	2 - Zn 1 Stair 1	2040158	Pass	Pass	80 sec
Waterflow Alarm	2 - Zn 1 Stair 2	2040160	Pass	Pass	37 sec
Waterflow Alarm	2 - Zn 2 Stair 4	2040139	Pass	Pass	46 sec
Waterflow Alarm	2 - Zn 2 Stair 5	2040141	Pass	Pass	56 sec
Waterflow Alarm	3 - Zn 1 Stair 1	3020138	Pass	Pass	45 sec
Waterflow Alarm	3 - Zn 1 Stair 2	3020140	Pass	Pass	10 sec
Waterflow Alarm	3 - Zn 2 Stair 4	2020138	Pass	Pass	35 sec
Waterflow Alarm	3 - Zn 2 Stair 5	2020140	Pass	Pass	50 sec
Waterflow Alarm	4 - Zn 1 Stair 1	3020154	Pass	Pass	50 sec
Waterflow Alarm	4 - Zn 1 Stair 2	3020156	Pass	Pass	44 sec
Waterflow Alarm	4 - Zn 2 Stair 4	2020154	Pass	Pass	30 sec
Waterflow Alarm	4 - Zn 2 Stair 5	2020156	Pass	Pass	56 sec
Waterflow Alarm	5 - Zn 1 Stair 1	3020170	Pass	Pass	42 sec
Waterflow Alarm	5 - Zn 1 Stair 2	3020172	Pass	Pass	58 sec
Waterflow Alarm	5 - Zn 2 Stair 4	2020170	Pass	Pass	53 sec
Waterflow Alarm	5 - Zn 2 Stair 5	2020172	Pass	Pass	23 sec
Waterflow Alarm	6 - Zn 1 Stair 1	3020388	Pass	Pass	36 sec
Waterflow Alarm	6 - Zn 1 Stair 2	3020390	Pass	Pass	31 sec
Waterflow Alarm	6 - Zn 2 Stair 4	2020388	Pass	Pass	39 sec
Waterflow Alarm	6 - Zn 2 Stair 5	2020390	Pass	Pass	40 sec
Waterflow Alarm	7 - Zn 1 Stair 1	3020404	Pass	Pass	41 sec
Waterflow Alarm	7 - Zn 1 Stair 2	3020406	Pass	Pass	31 sec
Waterflow Alarm	7 - Zn 1 Stair 2, serves penthouse	3020385	Pass	Pass	30 sec
Waterflow Alarm	7 - Zn 2 Stair 4	2020404	Pass	Pass	36 sec
Waterflow Alarm	7 - Zn 2 Stair 5	2020406	Pass	Pass	40 sec
Waterflow Alarm	7 - Zn 2 Stair 5, serves penthouse	2020408	Pass	Pass	33 sec
Waterflow Alarm	Pump - Zn Auditorium	2040409	Pass	Pass	40 sec
Waterflow Alarm	Terrace - Zn Stair 1 standpipe	1020202	Pass	Pass	45 sec
Waterflow Alarm	Terrace - Zn Stair 2 standpipe	1020206	Pass	Pass	39 sec
Waterflow Alarm	Terrace - Zn Stair 4 standpipe	2040425	Pass	Pass	45 sec
Waterflow Alarm	Terrace - Zn Stair 5 standpipe	2040429	Pass	Pass	42 sec
Waterflow Alarm	Terrace - Zn 1 Loading Dock Dry System Closet	1020217	Pass	Pass	Dry pipe
Waterflow Alarm	Terrace - Zn 1 Stair 1	1020204	Pass	Pass	54 sec
Waterflow Alarm	Terrace - Zn 1 Stair 2	1020208	Pass	Pass	70 sec
Waterflow Alarm	Terrace - Zn 2 Stair 4	2040427	Pass	Pass	53 sec
Waterflow Alarm	Terrace - Zn 2 Stair 5	2040431	Pass	Pass	38 sec

**Supervisory Summary**

Type	Total	Tested	Failed
Fire Pump Running	1	1	0
Fire Pump Supervision	1	1	0
High/Low Air Pressure Switch	1	1	0
Tamper Switch	50	50	1
<b>Total</b>	<b>53</b>	<b>53</b>	<b>1</b>

**Supervisory Devices**

Type	Area/Location	Address	Visual Inspection	Functional Test
Tamper Switch	1 - Zn Stair 1	1020409	Pass	Pass
Tamper Switch	1 - Zn Stair 2	1020411	Pass	Pass
Tamper Switch	1 - Zn Stair 4	1020391	Pass	Pass
Tamper Switch	1 - Zn Stair 5	1020393	Pass	Pass
Tamper Switch	2 - Zn Stair 1	204-159	Pass	Pass
Tamper Switch	2 - Zn Stair 2	2040161	Pass	Pass
Tamper Switch	2 - Zn Stair 4	2040140	Pass	Pass
Tamper Switch	2 - Zn Stair 5	2040142	Pass	Pass
Tamper Switch	3 - Zn Stair 1	3020139	Pass	Pass
Tamper Switch	3 - Zn Stair 2	3020141	Pass	Pass
Tamper Switch	3 - Zn Stair 4	2020139	Pass	Pass
Tamper Switch	3 - Zn Stair 5	2020141	Pass	Fail
Tamper Switch	4 - Zn Stair 1	3020155	Pass	Pass
Tamper Switch	4 - Zn Stair 2	3020157	Pass	Pass
Tamper Switch	4 - Zn Stair 4	2020155	Pass	Pass
Tamper Switch	4 - Zn Stair 5	2020157	Pass	Pass
Tamper Switch	5 - Zn Stair 1	3020171	Pass	Pass
Tamper Switch	5 - Zn Stair 2	3020173	Pass	Pass
Tamper Switch	5 - Zn Stair 4	2020171	Pass	Pass
Tamper Switch	5 - Zn Stair 5	2020173	Pass	Pass
Tamper Switch	6 - Zn Stair 1	3020389	Pass	Pass
Tamper Switch	6 - Zn Stair 2	3020391	Pass	Pass
Tamper Switch	6 - Zn Stair 4	2020389	Pass	Pass
Tamper Switch	6 - Zn Stair 5	2020391	Pass	Pass
Tamper Switch	7 - Zn Serves Penthouse	2020407	Pass	Pass
Tamper Switch	7 - Zn Stair 1	3020405	Pass	Pass
Tamper Switch	7 - Zn Stair 2	3020407	Pass	Pass
Tamper Switch	7 - Zn Stair 2, serves penthouse	3020386	Pass	Pass
Tamper Switch	7 - Zn Stair 4	2020405	Pass	Pass
Tamper Switch	7 - Zn Stair 5	2020409	Pass	Pass
Tamper Switch	Pump - Zn Auditorium	2040410	Pass	Pass
Tamper Switch	Terrace - Zn Fire / Water Room, test header shorted contacts	2040425	Pass	Pass
Fire Pump Supervision	Terrace - Zn Fire Pump Fault	2040412	Pass	Pass
Fire Pump Running	Terrace - Zn Fire Pump Room	20400411	Pass	Pass
Tamper Switch	Terrace - Zn Firepump Room, after check valve	2040414	Pass	Pass
Tamper Switch	Terrace - Zn Firepump Room, before check valve	2040416	Pass	Pass

**Supervisory Devices**

Type	Area/Location	Address	Visual Inspection	Functional Test
Tamper Switch	Terrace - Zn Firepump Room, bypass discharge	2040422	Pass	Pass
Tamper Switch	Terrace - Zn Firepump Room, bypass suction	2040421	Pass	Pass
Tamper Switch	Terrace - Zn Firepump Room, discharge	2040420	Pass	Pass
Tamper Switch	Terrace - Zn Firepump Room, jockey pump discharge	2040418	Pass	Pass
Tamper Switch	Terrace - Zn Firepump Room, jockey pump suction	2040423	Pass	Pass
Tamper Switch	Terrace - Zn Firepump Room, suction	2040424	Pass	Pass
High/Low Air Pressure Switch	Terrace - Zn Loading Dock Dry System Closet	1020226	Pass	Pass
Tamper Switch	Terrace - Zn Loading Dock Dry System Closet	1020227	Pass	Pass
Tamper Switch	Terrace - Zn Loading Dock Dry System Closet	1020227	Pass	Pass
Tamper Switch	Terrace - Zn Stair 1	1020205	Pass	Pass
Tamper Switch	Terrace - Zn Stair 1 standpipe	1020203	Pass	Pass
Tamper Switch	Terrace - Zn Stair 2	1020209	Pass	Pass
Tamper Switch	Terrace - Zn Stair 2 standpipe	1020207	Pass	Pass
Tamper Switch	Terrace - Zn Stair 4	1020165	Pass	Pass
Tamper Switch	Terrace - Zn Stair 4 standpipe	2040426	Pass	Pass
Tamper Switch	Terrace - Zn Stair 5	2040432	Pass	Pass
Tamper Switch	Terrace - Zn Stair 5 standpipe	2040430	Pass	Pass

**Releasing Device Summary**

Type	Total	Tested	Failed
Door Holder	2	2	0
<b>Total</b>	2	2	0

**Releasing Devices**

Type	Area/Location	Address	Visual Inspection	Functional Test
Door Holder	Entire building Elevator lobby fire doors / all floors-east side	-	Pass	Pass
Door Holder	Entire building Elevator lobby fire doors / all floors-west side	-	Pass	Pass

**Audio/Visual Device Summary**

Type	Total	Tested	Failed
Speaker	2	2	0
Strobe	2	2	0
<b>Total</b>	4	4	0

**Audio/Visual Devices**

Type	Area/Location	Address	Visual Inspection	Functional Test
Speaker	Main building Fire alarm	-	Pass	Pass
Strobe	Main building Fire alarm	-	Pass	Pass
Speaker	Main building Mass notification	-	Pass	Pass
Strobe	Main building Mass Notification	-	Pass	Pass

**Fan/Fan Damper Device Summary**

Type	Total	Tested	Failed
Damper	1	1	0
Stair Pressurization Fan	6	6	0
<b>Total</b>	<b>7</b>	<b>7</b>	<b>0</b>

**Fan/Fan Damper Devices**

Type	Area/Location	Address	Functional Test
Damper	All	-	Pass
Stair Pressurization Fan	PH East Elevator shaft manual (keyswitch) auto (alarm)	-	Pass
Stair Pressurization Fan	PH Stair 1 / Manual (key switch) / auto (alarm)	-	Pass
Stair Pressurization Fan	PH Stair 2 / Manual (key switch) / auto (alarm)	-	Pass
Stair Pressurization Fan	PH Stair 4 / Manual (key switch) / auto (alarm)	-	Pass
Stair Pressurization Fan	PH Stair 5 / Manual (key switch) / auto (alarm)	-	Pass
Stair Pressurization Fan	PH West Elevator shaft manual (keyswitch) auto (alarm)	-	Pass

**Emergency Communication Equipment Summary**

Type	Total	Tested	Failed
Fire Phone	93	93	4
Off-Hook Indicator	1	1	0
<b>Total</b>	<b>94</b>	<b>94</b>	<b>4</b>

**Emergency Communication Equipment**

Type	Area/Location	Visual Inspection	Functional Test
Fire Phone	Elevator Car 10	Pass	Pass
Fire Phone	Elevator Car 11	Pass	Pass
Fire Phone	Elevator Car 12	Pass	Pass
Fire Phone	Elevator Car 2	Pass	Pass
Fire Phone	Elevator Car 3	Pass	Pass
Fire Phone	Elevator Car 4	Pass	Fail
Fire Phone	Elevator Car 6	Pass	Pass
Fire Phone	Elevator Car 7	Pass	Pass
Fire Phone	Elevator Car 8	Pass	Pass
Fire Phone	Elevator Car 9	Pass	Pass
Fire Phone	Elevator Car SE1	Pass	Fail
Fire Phone	Elevator Car SE2	Pass	Fail
Fire Phone	1 Elevator Car 1	Pass	Fail
Off-Hook Indicator	1 FACR main panel	Pass	Pass
Fire Phone	1 - Zn Elevator Lobby east freight	Pass	Pass
Fire Phone	1 - Zn Elevator Lobby east passenger	Pass	Pass
Fire Phone	1 - Zn Elevator Lobby west freight	Pass	Pass
Fire Phone	1 - Zn Elevator Lobby west passenger	Pass	Pass
Fire Phone	1 - Zn FACR / Hand sets / 6 of them / all work	Pass	Pass
Fire Phone	1 - Zn Stair 1	Pass	Pass
Fire Phone	1 - Zn Stair 2	Pass	Pass



**Emergency Communication Equipment**

Type	Area/Location	Visual Inspection	Functional Test
Fire Phone	1 - Zn Stair 3	Pass	Pass
Fire Phone	1 - Zn Stair 4	Pass	Pass
Fire Phone	1 - Zn Stair 5	Pass	Pass
Fire Phone	1 - Zn Stair 6	Pass	Pass
Fire Phone	2 - Zn Elevator Lobby east passenger	Pass	Pass
Fire Phone	2 - Zn Elevator Lobby west freight	Pass	Pass
Fire Phone	2 - Zn Elevator Lobby west passenger	Pass	Pass
Fire Phone	2 - Zn Emergency Generator Room	Pass	Pass
Fire Phone	2 - Zn Stair 1	Pass	Pass
Fire Phone	2 - Zn Stair 2	Pass	Pass
Fire Phone	2 - Zn Stair 3	Pass	Pass
Fire Phone	2 - Zn Stair 4	Pass	Pass
Fire Phone	2 - Zn Stair 5	Pass	Pass
Fire Phone	2 - Zn Stair 6	Pass	Pass
Fire Phone	3 - Zn Elevator Lobby east freight	Pass	Pass
Fire Phone	3 - Zn Elevator Lobby east passenger	Pass	Pass
Fire Phone	3 - Zn Elevator Lobby west freight	Pass	Pass
Fire Phone	3 - Zn Elevator Lobby west passenger	Pass	Pass
Fire Phone	3 - Zn Stair 1	Pass	Pass
Fire Phone	3 - Zn Stair 2	Pass	Pass
Fire Phone	3 - Zn Stair 4	Pass	Pass
Fire Phone	3 - Zn Stair 5	Pass	Pass
Fire Phone	4 - Zn Elevator Lobby east freight	Pass	Pass
Fire Phone	4 - Zn Elevator Lobby east passenger	Pass	Pass
Fire Phone	4 - Zn Elevator Lobby west freight	Pass	Pass
Fire Phone	4 - Zn Elevator Lobby west passenger	Pass	Pass
Fire Phone	4 - Zn Stair 1	Pass	Pass
Fire Phone	4 - Zn Stair 2	Pass	Pass
Fire Phone	4 - Zn Stair 4	Pass	Pass
Fire Phone	4 - Zn Stair 5	Pass	Pass
Fire Phone	5 - Zn Elevator Lobby east freight	Pass	Pass
Fire Phone	5 - Zn Elevator Lobby east passenger	Pass	Pass
Fire Phone	5 - Zn Elevator Lobby west freight	Pass	Pass
Fire Phone	5 - Zn Elevator Lobby west passenger	Pass	Pass
Fire Phone	5 - Zn Stair 1	Pass	Pass
Fire Phone	5 - Zn Stair 2	Pass	Pass
Fire Phone	5 - Zn Stair 4	Pass	Pass
Fire Phone	5 - Zn Stair 5	Pass	Pass
Fire Phone	6 - Zn Elevator Lobby east freight	Pass	Pass
Fire Phone	6 - Zn Elevator Lobby east passenger	Pass	Pass
Fire Phone	6 - Zn Elevator Lobby west freight	Pass	Pass
Fire Phone	6 - Zn Elevator Lobby west passenger	Pass	Pass
Fire Phone	6 - Zn Stair 1	Pass	Pass
Fire Phone	6 - Zn Stair 2	Pass	Pass

**Emergency Communication Equipment**

Type	Area/Location	Visual Inspection	Functional Test
Fire Phone	6 - Zn Stair 4	Pass	Pass
Fire Phone	6 - Zn Stair 5	Pass	Pass
Fire Phone	7 - Zn Elevator Lobby east freight	Pass	Pass
Fire Phone	7 - Zn Elevator Lobby east passenger	Pass	Pass
Fire Phone	7 - Zn Elevator Lobby west freight	Pass	Pass
Fire Phone	7 - Zn Elevator Lobby west passenger	Pass	Pass
Fire Phone	7 - Zn Stair 1	Pass	Pass
Fire Phone	7 - Zn Stair 2	Pass	Pass
Fire Phone	7 - Zn Stair 4	Pass	Pass
Fire Phone	7 - Zn Stair 5	Pass	Pass
Fire Phone	PH - Zn EMR east freight	Pass	Pass
Fire Phone	PH - Zn EMR east passenger	Pass	Pass
Fire Phone	PH - Zn EMR west freight	Pass	Pass
Fire Phone	PH - Zn EMR west passenger	Pass	Pass
Fire Phone	PH - Zn Stair 2	Pass	Pass
Fire Phone	PH - Zn Stair 5	Pass	Pass
Fire Phone	Terr Main electric east	Pass	Pass
Fire Phone	Terr Main electric west	Pass	Pass
Fire Phone	Terrace - Zn Elevator Lobby east freight	Pass	Pass
Fire Phone	Terrace - Zn Elevator Lobby east passenger	Pass	Pass
Fire Phone	Terrace - Zn Elevator Lobby west freight	Pass	Pass
Fire Phone	Terrace - Zn Elevator Lobby west passenger	Pass	Pass
Fire Phone	Terrace - Zn Fire / Water Room	Pass	Pass
Fire Phone	Terrace - Zn Stair 1	Pass	Pass
Fire Phone	Terrace - Zn Stair 2	Pass	Pass
Fire Phone	Terrace - Zn Stair 3	Pass	Pass
Fire Phone	Terrace - Zn Stair 4	Pass	Pass
Fire Phone	Terrace - Zn Stair 5	Pass	Pass
Fire Phone	Terrace - Zn Stair 6	Pass	Pass

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